Appendix F

Housing

| HO1 – Land Release f | or New R | esidentia | al Develo | opment | | | | | | | |
|--|------------------------------|---|--------------|------------------|------------------|------------------------|---|--|--|--|--|
| | T | 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 | ++ | ++ | ++ | High | Borough wide | Long Term | | | | | |
| housing market between availability and demand | residential d | levelopment | to make ap | propriate provis | sion for afforda | ible housing in line v | with Policy L2 of the Trafford Local Plar | ord Local Plan: Core Strategy. It also requires 1: Core Strategy. The policy therefore has the have a major positive impact on the objective. | | | |
| S2. Improve accessibility | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | | | | |
| for all to essential services and facilities | | | | | | | | oximity to local services and facilities and/or are ged by a CIL which is intended to provide | | | |
| | including tra and help de | well served by public transport. Furthermore, the justification to the policy states that states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including transport facilities. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver enhanced transport infrastructure which improves access to services and facilities. As such, the policy has the potential to have some positive impact on access to services and facilities. | | | | | | | | | |
| S3. Enhance transport | + | + | + | Medium | Borough | Long Term | | | | | |
| infrastructure, improve | | | | | | | | astructure alongside residential and commercial | | | |
| choice of travel mode and | | | | | | | structure that is needed to support deve | | | | |
| quality of life to all | | | | | | | | nal CIL contributions and help deliver transport | | | |
| communities. | | | | | | sitive impact on the | ļ | | | | |
| 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 | | | |
| | | | | | | | | ntial to be built in accordance with policy L7.4 of el of certainty over this impact due to it being | | | |
| | | | | | | | re Strategy policy L7.4. | er or 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 | | | | |
| | | | | | | | | a Regeneration Area. The development of these | | | |
| | sites for hou | ising has the | potential to | | ĭ | ı | | on reducing poverty and social exclusion | | | |
| S6. Encourage a sense of | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | | | | |

| HO1 - Land Release f | or New R | esidentia | al Develo | opment | | | | |
|---|-----------------------------|---------------------------------|--------------------------------|--|--|---|--|---|
| | T | 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 | developmen facilities. Co | t. It is indicansequently, | ited that the by supporti | money will be uning the delivery ave a positive in | used to fund a of new housin npact on comr | wide range of infra g and associated C nunity welfare and i | structure that is needed to support deve IL contributions, the policy could genera | astructure alongside residential and commercial elopment, including necessary community ate additional CIL contributions and help deliver a tential to have a positive impact on the objective. |
| S7. Improve qualifications | + | + | + | Medium | Borough | Long Term | | |
| and skills of the resident population | developmen infrastructur | t. It is indica e. Conseque | ited that the ently, by sup | money will be upporting the deli | used to fund a very of new h | wide range of infra- ousing and associat | structure that is needed to support deve | enerate additional CIL contributions and help |
| S8. Improve the health | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | |
| and, inequalities in health of the population | developmen Consequent | t. It is indica ly, by suppo | ited that the orting the de | money will be uselivery of new ho | used to fund a susing and ass | wide range of infra- sociated CIL contrib | structure that is needed to support deve utions, the policy could generate addition | astructure alongside residential and commercial elopment, including health care provision. onal CIL contributions and help deliver a range of o have a positive impact on the objective. |
| S9. Protect and improve local neighbourhood | + | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area. | |
| quality | | therefore su | apport the re | | | | | ew housing on previously developed land. The equently, the policy has the potential to have a |
| Environment | poolare imp | 401 011 1110 0 | 5,000.70. | | | | | |
| 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. |
| | generate ad | ditional traff | ic. In additic | on, a number of | the sites are l | | imity to roads that have been identified | on of housing on these sites would inevitably by the LDF Transport Modelling as experiencing |
| E2. Protect, enhance and restore open space, biodiversity, flora and | - | - | - | Low | Local | Long term | Secondary impacts on the 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 | developmen | t of these si | tes has the | potential to hav | e some negat | ive impact on biodiv | | o designated natural assets and, as such, the opriate ecological surveys and due to Core pact. |

| HO1 - Land Release f | or New R | esidentia | al Develo | opment | | | | |
|---|--|--|---|---------------------------------------|---|---|--|--|
| | 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 | | Use of the development management process to ensure development complies with Core Strategy policy L5. Secure enhancements to public transport services. |
| | technologies whether or r transport se | s and/or othe not any deve rvices and lo | er low carbo lopment de ocal facilities | on, renewable ar livered on the si | nd energy efficite would income of housing on | ciency measures. The porate these measures. | nere is however only a low level of certa ures. Whilst several of the identified site | al to incorporate on-site microgeneration ainty over this impact due to it being uncertain es are located in close proximity to public associated vehicular emissions. As such, the |
| E4. Reduce impact of climate change | + | + | + | Low | More than local | Long Term | | |
| | | | | | | the majority of which nimising the risk of f | looding. | sequently, the policy has the potential to 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. |
| production | | | | new housing. Ar s of developmer | | | s likely to result in waste being manage | d off site. However, at present there is insufficient |
| E6. Conserve land resources and reduce land | + | + | + | Medium | More than local | Long Term | | |
| contamination | identified by present opp | the Trafford ortunities to | Contamina remediate | ated Land Priorit contaminated la | isation Mappi nd. The policy | ng as potentially cor also seeks to ensu | ntaminated sites. The proposed develo | and. In addition, several of these sites have been pment of several of these sites could therefore appropriate density which should reduce the need bjective. |
| E7. Protect and improve water quality | + | + | + | Medium | More than local | Long Term | Secondary impacts on biodiversity | |
| | identified by | the Trafford | I Contamina | ated Land Priorit | isation Mappi | ng as potentially cor | | nd. In addition, several of these sites have been pment of several of these sites could therefore |

| HO1 - Land Release f | or New R | esidenti | al Develo | opment | | | | | | | |
|--|---|--|--------------|--------------------------------------|-----------------|-----------------------|--|---|--|--|--|
| | T | 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 air quality and greenhouse gas emissions. | Secure enhancements to public transport services. | | | |
| | generate ad | Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic and associated vehicular emissions. In addition, a number of the sites are located within or in close proximity to designated AQMAs. As such, the policy has the potential to have a negative impact on the objective. | | | | | | | | | |
| 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 | must protect | t or enhance | the distinct | tiveness and ch | aracter of the | area, taking into acc | | ate to its location and stipulates that any housing ite and its surroundings. Accordingly, the policy | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth | The policy is | s unlikely to | have a sign | | | | unlikely to have a significant impact on | the objective. | | | |
| EC2. Reducing disparities | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| by releasing the potential of all residents particularly in areas of disadvantage | The policy is | s unlikely to | have a sign | | reducing eco | nomic inequalities. | As such, it is unlikely to have a signific | ant impact on the objective. | | | |
| EC3. Enhance Trafford's | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| image as a tourism destination | The policy is | s unlikely to | have a sign | ificant impact or | the image of | Trafford as a touris | m destination. As such, it is unlikely to | have a significant impact on the objective. | | | |
| EC4. Encourage the long term sustainability of | + | + | + | Medium | More than local | Long term | Secondary impacts on perceptions of the area | | | | |
| Trafford's Town Centres | A number of the housing sites identified by the policy are located in close proximity to town, district or neighbourhood centres. As such, the development of these sites for | | | | | | | | | | |
| | | | | sitive impact on ve a positive im | | | entres by increasing the number of peo | ople visiting the centres and increase spend within | | | |
| EC5. Improve the social | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |

| HO1 – Land Release for New Residential Development Timescale Nature of Effect | | | | | | | | | | | | |
|---|----------------------------------|---------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|--|
| | T | imescale | | | | | | | | | | |
| SA Objective | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| and environmental performance of the economy | ormance of the on the objective. | | | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | | | |

The policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the policy identifies a series of sites that will be delivered for housing and requires the development that comes forward on these sites to make appropriate provision for affordable housing in line with Policy L2 of the Trafford Local Plan: Core Strategy. The policy therefore has the potential to have a major positive impact on the objective of achieving a better balance and mix in the housing market. The supporting text to the policy explains that the delivery of housing will be supported by a CIL which will be used to provide the necessary infrastructure to support the proposed residential development. As a result, the policy has the potential to have a positive impact on the objectives that relate to access to services and facilities; transport infrastructure; community welfare; qualifications and skills and health. Other social objectives that the policy could have a positive impact on include those that relate to crime; poverty and social exclusion; and local neighbourhood quality.

The policy identifies a series of sites for residential development, the majority of which comprises of previously developed land. In addition, several of these sites have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites. The proposed development of these sites could therefore present opportunities to remediate contaminated land and, as such, the policy has the potential to have a positive impact on the objectives that relate to conserving land resources and protecting water quality. In addition, as many of these sites are within Flood Zone 1, the policy could also have a positive impact on the objective of reducing the impacts of climate change and its sub-objective of minimising the risk of flooding. The policy could also have some positive impact on the objective that relates to townscape character and also on the economic objective of encouraging the sustainability of Trafford's town centres.

The policy does however have the potential to have a negative or uncertain impact on some objectives. Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic and associated emissions. As such, the policy could have some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change. The policy would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production. In addition, due to the proximity of a number of the identified sites to designated natural assets, the policy could have some negative impact on the objective that relates to protecting biodiversity. There is however only a low level of certainty about the impact on each of these objectives.

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

| | | or itesia | | evelopment | | | | | | | |
|--|---|--|--|--|--|---|--|---|--|--|--|
| | T | 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 | ++ | ++ | ++ | High | Borough wide | Long Term | Cumulative impact on securing a more balanced housing market | | | | |
| housing market between availability and demand | | | | | | | ocated by the Land Allocations Plan. Thave a major positive impact on the objective impact of the obje | the development of these sites could make a ective. | | | |
| S2. Improve accessibility | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | | | | |
| for all to essential services and facilities | which estab | he policy requires that where sites come forward, they must make efficient use of land, taking account of its location in accordance with Policy L1 of the Core Strategy hich establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public ansport. As such, the policy has the potential to have some positive impact on access to services and facilities. | | | | | | | | | |
| S3. Enhance transport | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | | | | |
| infrastructure, improve choice of travel mode and quality of life to all | The policy requires that where sites come forward, they must make efficient use of land, taking account of its location in accordance with Policy L1 of the Core Strategy which establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public transport. As such, the policy has the potential to have some positive impact on choice of travel mode. | | | | | | | | | | |
| communities. | ' ' | 5 500m, the p | oney nae a | | 240 001110 p00 | itive impact on chor | ce of travel mode. | | | | |
| S4. Reduce crime, disorder and the fear of crime | ++ | ++ | ++ | Low | Local | Long term | Secondary impacts on quality of life | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |
| S4. Reduce crime, disorder | ++ The policy p | ++ provides sup | ++ port for the the policy of | Low development of could have a ma | Local housing on sr | Long term maller sites. Any sucception the objective | Secondary impacts on quality of life characteristics on the control of the characteristics of the control of the characteristics of the control of the characteristics of the character | to ensure development complies with Core Strategy policy L7.4 | | | |
| S4. Reduce crime, disorder | ++ The policy p | ++ provides sup | ++ port for the the policy of | Low development of could have a ma | Local housing on sr | Long term maller sites. Any sucception the objective | Secondary impacts on quality of life ch development would have the potentia ve. There is however only a low level of | to ensure development complies with Core Strategy policy L7.4 al to be built in accordance with policy L7.4 of the | | | |
| S4. Reduce crime, disorder and the fear of crime S5. Reduce poverty and | The policy p Core Strateg uncertain wl + The policy r Policy L1 es the first insta developmen | ++ provides supply. As such, nether any high higher that stablishes a sance to sites at supports the supports | port for the the policy cousing delivery where sites three stage in the Regime wider object. | Low development of could have a mayered on the site Medium come forward, hierarchy for the fonal Centre and ectives of the T | Local housing on sr jor positive im would be in a More than local they must ma e release prev d Inner Areas; rafford Local I | Long term maller sites. Any succeptance with Co Long Term ke efficient use of latiously developed late secondly to developed an: Core Strategy. | Secondary impacts on quality of life ch development would have the potentiate. There is however only a low level of the Strategy policy L7.4. Secondary impacts on quality of life and, taking account of its location in accound (PDL) and sustainable urban area grapment which supports the Council's reg | to ensure development complies with Core Strategy policy L7.4 al to be built in accordance with policy L7.4 of the certainty over this impact due to it being ordance with Policy L1 of the Core Strategy. reenfield land aimed at focusing development in | | | |

Local Plan: Land Allocations Sustainability Appraisal Page 340

| HO2 - Release of Oth | er Land fo | or Resid | ential De | velopment | | | | | | | |
|--|------------------------------|--|---|--|--|---|--|--|--|--|--|
| | Ţ | 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 | | The policy is unlikely to have any significant impact on the community identity and welfare and, as such, is unlikely to have a significant impact on the objective. | | | | | | | | | |
| S7. Improve qualifications and skills of the resident population | O The propose | 0 ed policy is ι | 0 unlikely to h | Medium ave a significan | N/A t impact upon | N/A qualifications and s | kills. As such, it is unlikely to have a si | nificant impact on the objective. | | | |
| S8. Improve the health and, inequalities in health of the population | loss of prote provide opp | ected open sortunities for | pace unless sport and r | s the provisions ecreation. The | of Policy R5 o policy therefor | of the Core Strategy e has the potential t | can be satisfied. As such, the policy sl | ials would not be supported if it would result in the nould protect existing areas of open space that ive. There is however only a low level of certainty in sport and recreation. | | | |
| S9. Protect and improve local neighbourhood quality | area. It also (PDL) and s | requires ho sustainable u | using to be Irban area g | in accordance v reenfield land tl | vith Policy L1 on the second second view of the second sec | of the Core Strategy upport the Council's | which establishes a three stage hieral | ances the distinctiveness and character of the richy for the release previously developed land ld therefore result in the improvement of the ve impact on the objective. | | | |
| Environment E1. Reduce the effect of traffic on the environment | The policy p | - provides sup poes require o entre and Inr | - port for hou developmen ner Areas. T | Low sing developme t to be in accord | Local nt and this wo | Long term uld inevitably gener | Secondary impacts on air quality and greenhouse gas emissions. ate some additional traffic and have a Strategy which establishes a hierarchy | Secure enhancements to public transport services. negative impact on the objective. Nevertheless, for the release of sites that prioritises those in the ow level of certainty that the policy would have a | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | + The policy s | + supports the ected open s | + delivery of r | | of Policy R5 c | | | cals would not be supported if it would result in the nould have a positive impact on the elements of | | | |

| HO2 - Release of Oth | er Land fo | or Resid | ential De | velopment | | | | |
|---|------------------------------|-------------------------------|---------------------------------|--|---|--|---|---|
| | T | 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 | | Use of the development management process to ensure development complies with Core Strategy policy L5. Secure enhancements to public transport services. |
| | technologies whether or r | s and/or othe not any deve | er low carbo elopment de | n, renewable ar livered on the si olicy would have | nd energy effic te would incor e an uncertain | ciency measures. The porate these measures impact on the object | nere is however only a low level of cert ures. Any housing development would a | al to incorporate on-site microgeneration ainty over this impact due to it being uncertain also generate some additional traffic and |
| E4. Reduce impact of | + | + | + | Low | Borough | Long Term | | |
| climate change | loss of prote help reduce | cted open s the impacts | pace unless of climate of | s the provisions change by provi | of Policy R5 o ding shade an | of the Core Strategy | can be satisfied. As such, the policy sher summer temperatures and which red | als would not be supported if it would result in the nould protect existing areas of open space that luce flood risk by moderating rates of surface |
| 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 | | | | new housing. An s of developmer | | | s likely to result in waste being manage | d off site. However, at present there is insufficient |
| E6. Conserve land | + | + | + | Medium | Borough | Long Term | | |
| resources and reduce land contamination | | | | sites is delivere | ed to an appro | | requires such proposals to make efficie would have a positive impact on the ob- | nt use of land and, as a result, should ensure that jective of conserving land resources. |
| E7. Protect and improve | 0 | 0 | 0 | Medium | N/A | N/A | | |
| water quality | The propose | ed policy is ι | unlikely to ha | ave a significant | impact upon | water quality. As su | ch, it is unlikely to have a significant im | pact on the objective. |
| E8. Protect and improve air quality | - | - | - | Low | Local | Long term | Secondary impacts on air quality and greenhouse gas emissions. | Secure enhancements to public transport services. |
| | negative implifor the relea | oact on the o | bbjective. Na nat prioritise | evertheless, the es those in the R | policy does re legional Centr | equire development | to be in accordance with Policy L1 of t | ar emissions. As such, the policy could have a he Core Strategy which establishes a hierarchy by public transport and, as such, there is only a |

| HO2 - Release of Oth | er Land fo | or Resid | ential De | evelopment | | | | |
|---|---------------|---------------|--------------|-------------------|---------------|------------------------|--|---|
| | T | 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 | | olicy should | therefore er | nsure that new r | | | | nces the distinctiveness and character of the ownscape character. The policy should therefore |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's | 0 | 0 | 0 | Medium | N/A | N/A | | |
| high performance and | The policy is | s unlikely to | have a sign | ificant impact or | n economic gr | owth. As such, it is i | unlikely to have a significant impact on t | the objective. |
| sustainable economy to | | | | | | | | |
| provide a powerful | | | | | | | | |
| contribution to regional growth | | | | | | | | |
| EC2. Reducing disparities | 0 | 0 | 0 | Medium | N/A | N/A | | |
| by releasing the potential | , , | · | | | ,, | · | ı As such, it is unlikely to have a significa | ant impact on the objective |
| of all residents particularly | The pency is | driiiikory to | navo a oign | mount impact of | i roddonig oo | onomio inoquantioo. | 7 to odori, it is drinkery to have a digitimes | ant impact on the objective. |
| in areas of disadvantage | | | | | | | | |
| EC3. Enhance Trafford's | 0 | 0 | 0 | Medium | N/A | N/A | | |
| image as a tourism destination | The policy is | s unlikely to | have a sign | ificant impact or | the image of | Trafford as a touris | m destination. As such, it is unlikely to l | nave a significant impact on the objective. |
| EC4. Encourage the long | 0 | 0 | 0 | Medium | N/A | N/A | | |
| term sustainability of Trafford's Town Centres | The policy is | s unlikely to | have a sign | ificant impact up | on the sustai | nability of Trafford's | town centres. As such, it is unlikely to | have a significant impact on the objective. |
| EC5. Improve the social | 0 | 0 | 0 | Medium | N/A | N/A | | |
| and environmental | | • | have a sign | ificant impact up | on the social | and environmental | performance of Trafford's economy. As | such, it is unlikely to have a significant impact |
| performance of the | on the object | ctive. | | | | | | |
| economy | | | | | | | | |
| Sustainability Summary | | | | | | | | |

| HO2 – Release of Other Land for Residential Development | | | | | | | | | | | |
|---|----------------------------|---------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | Timescale Nature of Effect | | | | | | | | | | |
| SA Objective | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed policy has the potential to have a positive impact on a significant number of objectives, particularly those that relate to social issues. By providing a framework to support the delivery of housing it has the potential to have a major positive impact on the objective that relates to achieving a better balance and mix in the housing market. In addition, the requirement for these sites to be in accordance with policy L1 of the Core Strategy should also ensure that the policy has some positive impact on the objectives that relate to poverty and deprivation; access to services and facilities; choice of travel mode; and local neighbourhood quality.

The policy supports the delivery of new housing on suitable and sustainable sites. It does however specify that such proposals would not be supported if it would result in the loss of protected open space unless the provisions of Policy R5 of the Core Strategy can be satisfied. As such, it should have some positive impact on the objectives that relate to health; reducing the impacts of climate change; and protecting open space. Other objectives that the policy could have a positive impact on include those that relate to crime; townscape character; and conserving land resources.

The provision of housing development would however inevitably generate some additional traffic and associated emissions. As such, the policy could have some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change. The policy would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.

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

| HO3 - Residential Ac | commoda | tion for | Older Pe | ersons | | | | |
|---|----------------|----------------|----------------|------------------|-----------------|----------------------|--|---|
| | T | 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 | ++ | ++ | ++ | High | Borough | Long Term | Cumulative impact on securing a more balanced housing market | |
| housing market between availability and demand | | | | | | | oopulation, whilst also ensuring that the the potential to have a major positive in | rate at which this comes forward does not have pact on the objective. |
| S2. Improve accessibility | ++ | ++ | ++ | Medium | Borough | Long Term | Secondary impacts on quality of life | |
| for all to essential services and facilities | | | | | | | ated sites to be located close to service e of improving access to essential serv | es, amenity and local centres or community hubs ices and facilities. |
| S3. Enhance transport | ++ | ++ | ++ | Medium | Borough | Long Term | Secondary impacts on quality of life | |
| infrastructure, improve choice of travel mode and quality of life to all communities. | | | | | | | ed sites will only be permitted where the ore have a major positive effect on the o | ey are easily accessible by a range of travel 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 |
| | | 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 | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | |
| social exclusion | it is importar | nt that the ra | nge of acco | mmodation opt | ions for the ag | | m part of mixed sustainable communitie | f the type of care it is intended to deliver – stating s. Provision of a wide range of accommodation |
| S6. Encourage a sense of | + | + | + | Medium | Borough | Long Term | Secondary impacts on quality of life | |
| community identity and | | | | | | | | f the type of care it is intended to deliver – stating |
| welfare and value | | | | | | | | s. Provision of a wide range of accommodation |
| diversity, improve equity and equality of opportunity | options for a | igeing popul | ation should | | | | a sense of community welfare. | |
| S7. Improve qualifications | 0 | 0 | 0 | Medium | N/A | N/A | | |
| and skills of the resident population | The propose | ed policy is ι | ınlikely to ha | ave a significan | t impact upon | qualifications and s | kills. As such, it is unlikely to have a sig | nificant impact on the objective. |

| HO3 – Residential Ac | commoda | tion for | Older Pe | ersons | | | | | | |
|--|--|---------------------------|-----------------------------|---------------------------------------|-----------------------------------|---|--|--|--|--|
| | T | imescale | | | | Nature of E | ffect | | | |
| SA Objective | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S8. Improve the health and, inequalities in health of the population | health of this | s section of | the commur | nity. | | · | Secondary impacts on quality of life ds of the frail elderly. Accordingly, the | policy could have some positive impacts on the | | |
| S9. Protect and improve local neighbourhood quality | The propose | 0 ed policy is ι | 0 unlikely to ha | Medium ave a significant | N/A t impact upon | N/A local neighbourhoo | d quality. As such, it is unlikely to have | a significant impact on the objective. | | |
| Environment | | | | | | · . | | 1 | | |
| E1. Reduce the effect of traffic on the environment | + | + | + | Low | Local | Long term | Secondary impacts on air quality and greenhouse gas emissions. | | | |
| | | nubs and wh | ich are eas | ily accessible by | | | | services, amenities and local centres or rivate car. As such, the policy has the potential | | |
| E2. Protect, enhance and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| restore open space, biodiversity, flora and fauna, geological and geo- morphological features | The propose | ed policy is u | unlikely to ha | ave a significant | t impact upon | biodiversity or oper | space. As such, it is unlikely to have a | a significant impact on the objective. | | |
| E3. Reduce contributions to climate change | + | + | + | Low | Local | Long term | | Use of the development management process to ensure development complies with Core Strategy policy L5 | | |
| | efficiency moincorporate | easures. Th these meas | ere is howe ures. The po | ver only a low le | evel of certain es proposals f | ty over this impact of or residential accon | lue to it being uncertain whether or not | and/or other low carbon, renewable and energy any development delivered on the site would accessible by a range of travel modes that | | |
| E4. Reduce impact of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| climate change | The proposed policy is unlikely to have a significant impact upon reducing the impacts of climate change or flood risk. As such, it is unlikely to have a significant impact on the objective. | | | | | | | | | |
| 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 | | | | odation for older ent on the objec | | ely to result in wast | e being managed off site. However, at | present there is insufficient information to | | |

Local Plan: Land Allocations Sustainability Appraisal Page 346

| HO3 - Residential Ac | commoda | ation for | Older Pe | ersons | | | | | | | | |
|--|----------------------------------|--|--|--|--------------------|---|--|---|--|--|--|--|
| | 1 | imescale | | | | Nature of E | ffect | | | | | |
| SA Objective | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| E6. Conserve land | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| resources and reduce land contamination | The propose | The proposed policy is unlikely to have a significant impact upon land resources and contamination. As such, it is unlikely to have a significant impact on the objective. | | | | | | | | | | |
| E7. Protect and improve | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| water quality | The propose | ed policy is ι | unlikely to h | ave a significant | t impact upon | water quality. As su | ch, it is unlikely to have a significant im | pact on the objective. | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| quality | The propose | ed policy is ι | unlikely to h | ave a significant | t impact upon | air quality. As such, | it is unlikely to have a significant impact | ct on the objective. | | | | |
| E9. Protect and enhance the diversity and | + | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area. | | | | | |
| distinctiveness of | The policy re | equires prop | osals for re | sidential develo | pment for olde | er persons to be des | igned in accordance with best practice | and the policy could therefore have some | | | | |
| landscape and townscape character and cultural | positive imp | act on town | scape chara | acter. As such, it | t has the poter | ntial to have a positi | ve impact on the objective. | | | | | |
| facilities | | | | | | | | | | | | |
| Economic | | | | | | | | | | | | |
| EC1. Enhance Trafford's | ^ | | | | | | | | | | | |
| | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| high performance and | • | _ | _ | | | · · | unlikely to have a significant impact on | the objective. | | | | |
| high performance and sustainable economy to | • | _ | _ | | | · · | unlikely to have a significant impact on | the objective. | | | | |
| high performance and sustainable economy to provide a powerful | • | _ | _ | | | · · | unlikely to have a significant impact on | the objective. | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional | • | _ | _ | | | · · | unlikely to have a significant impact on | the objective. | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth | The policy is | s unlikely to | have a sign | ificant impact or | n economic gr | owth. As such, it is u | unlikely to have a significant impact on | the objective. | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities | The policy is | s unlikely to | have a sign | ificant impact or | n economic gr | owth. As such, it is o | | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential | The policy is | s unlikely to | have a sign | ificant impact or | n economic gr | owth. As such, it is o | unlikely to have a significant impact on a significant impact on the second sec | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly | The policy is | s unlikely to | have a sign | ificant impact or | n economic gr | owth. As such, it is o | | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage | The policy is O The policy is | s unlikely to 0 s unlikely to | have a sign O have a sign | ificant impact or Medium ificant impact or | N/A reducing eco | N/A nomic inequalities. | | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's | The policy is O The policy is | o o o o o o o o o o o o o o o o o o o | have a sign O have a sign 0 | ificant impact or Medium ificant impact or | N/A reducing eco | N/A nomic inequalities. | As such, it is unlikely to have a significa | ant impact on the objective. | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination | O The policy is 0 The policy is | O s unlikely to | O have a sign | ificant impact or Medium ificant impact or Medium ificant impact or | N/A n reducing eco | N/A nomic inequalities. N/A Trafford as a touris | As such, it is unlikely to have a significa | | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long | O The policy is O The policy is | Os unlikely to Os unlikely to Os unlikely to Os unlikely to | O have a sign O have a sign O have a sign O o | Medium ificant impact or Medium ificant impact or Medium ificant impact or | N/A n reducing eco | N/A nomic inequalities. N/A Trafford as a touris | As such, it is unlikely to have a signification of the such, it is unlikely to have a signification. As such, it is unlikely to have a signification. | ant impact on the objective. have a significant impact on the objective. | | | | |
| high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination | O The policy is O The policy is | Os unlikely to Os unlikely to Os unlikely to Os unlikely to | O have a sign O have a sign O have a sign O o | Medium ificant impact or Medium ificant impact or Medium ificant impact or | N/A n reducing eco | N/A nomic inequalities. N/A Trafford as a touris | As such, it is unlikely to have a signification of the such, it is unlikely to have a signification. As such, it is unlikely to have a signification. | ant impact on the objective. | | | | |

| HO3 – Residential Accommodation for Older Persons | | | | | | | | | | | | | |
|---|-------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|
| Т | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | |
| | 0-5 years The policy is | 0-5 years 5-10 years The policy is unlikely to | years years years The policy is unlikely to have a sign | 0-5 years years 10+ Certainty The policy is unlikely to have a significant impact up | 0-5 years years 10+ Certainty Scale The policy is unlikely to have a significant impact upon the social | 0-5 years years Certainty Scale Permanence The policy is unlikely to have a significant impact upon the social and environmental process. | 0-5 years 5-10 years 10+ Certainty years Scale Permanence Secondary, cumulative, synergistic The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As | | | | | | |

The proposed policy has the potential to have a positive impact on a significant number of objectives, particularly those that relate to social issues. By seeking to ensure that sufficient accommodation is provided for an ageing population, whilst also ensuring that the rate at which this comes forward does not have an adverse effect on the supply of general market housing, the policy has the potential to have a major positive impact on the objective of achieving a better balance and mix in the housing market. The policy requires that proposals for accommodation for older persons on none allocated sites to be located close to services, amenity and local centres or community hubs with high levels of community activity and to be served by a choice of travel modes. The policy could therefore have a major positive impact on the objectives that relate to access to services and facilities; and choice of travel mode; and some positive impact on the objective of reducing social exclusion. Other social objectives that the policy could have a positive impact on include those that relate to crime; community welfare; and health.

The policy also has the potential to result in some positive impacts on the environmental objectives of reducing contributions to climate change; reducing the effects of traffic on the environment; and protecting and enhancing townscapes.

The policy would not have a negative impact on any of the sustainability objectives. The impact of the policy on the objective of reducing the environmental impacts of consumption and production is however uncertain.

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

| Site Address | Former Bakemark UK, Skerton Rd, Old Trafford | | |
|----------------|--|------------|---------|
| Site Reference | CFS12-1246-71, CFS07-1094-71; SHLAA 1607; Employment | Site 62126 | |
| Proposed Use | Housing | Site Area | 2.47 ha |

| Former Bakemark UK, Sk | erton Rd | , Old Tra | fford | | | | | | | | | | |
|--|---|---|---|---|--|--|---|---|--|--|--|--|--|
| | | Timescale | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| Social | | | | | | | | | | | | | |
| S1. Achieving a better balance and mix in the housing market | 0 | 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 | | | | | |
| | type and to the Priority potential to Assessmen Core Strate | enure of hous Regeneration make a long nt (SHMA) (2 egy policy L2 o contribution | sing that wou on Areas and g term contri 2008) and up this reflec | uld be delivered, 0 d specifically prom bution to the need odate report (2010 ts current issues i | Core Strategy particles housing data for family and b). As document elating to viabile | olicy L3 seeks to bro levelopment in Old affordable housing, ted in the SHLAA, the lity in this part of the | y Regeneration Area. Although there is coaden the range (including affordability a Trafford which diversifies the housing storated as identified in the Greater Manchester he site is however in an area that is classe Borough and policy L2 would only requirity that the site would make a significant | and type) of the housing stock within ock. The site therefore has the Strategic Housing Market sified as a 'cold' market location by ire any development on the site to | | | | | |
| S2. Improve accessibility for all to services and facilities | 0 | 0 | ++ | High | Local | Long term | Cumulative impact on the maintenance and enhancement of public transport services | | | | | | |
| | Corridor, le housing wo Regenerati | The site is located in close proximity to a neighbourhood centre and is within walking distance of a range of local facilities. It is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing 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 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 infrastructure; improve accessibility and quality of life to | 0 | 0 | ++ | Medium | Local | Long term | Cumulative impact on the maintenance and enhancement of public transport services | | | | | | |

| Former Bakemark UK, Sk | erton Rd | l, Old Tra | fford | | | | | | | |
|---|--|---|--|--|---|---|---|---|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| all communities. | The site is in close proximity to an on-road cycle route on Talbot Road. It is also within 400m of a Quality Bus Corridor, less than 800m from a Metrolink station an within walking distance of a neighbourhood centre on Seymour Grove/Talbot Road. The use of the site for housing therefore has the potential to significantly improte 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 | 0 | 0 | + | Low | Local | Long term | Secondary impacts on quality of life | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | |
| | of housing of the site | that would b for housing v | e delivered o | on the site, any hore have a positive | ousing would have impact on the | ave the potential to I | he vicinity. Although there is presently lingle designed in accordance with Core Standard only a low level of certainty over olicy L7.4. | rategy policy L7.4. The proposed use | | |
| S5. Reduce poverty and social exclusion | 0 | 0 | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | |
| | major posi positive im account th | tive contribut pact on the c | ion to the repobjective. Ne proposed u | generation of the vertheless, as the use would result in | area and help in proposed use | reduce poverty and of the site is for hou | cation within the Old Trafford Priority Re social exclusion. As such, the proposed using rather than for an employment or c in employment use, there is only a low l | use has the potential to have a major community use, and taking into | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | sed use is ur | likely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effect on the object | tive. | | |
| S7. Improve qualifications and skills of the resident population | 0 | 0 | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | |
| | schools is Trafford Co positive im | within the Ol ommunity Pri pact on a sc | d Trafford Pr mary Schoo nool with sur | iority Regeneration are presently op | on Area. Whilst erating above onerate the need | Seymour Park Schocapacity. As such, it d for extra capacity t | s Road Primary School and Seymour Pa bool has a small surplus of places, both K is uncertain whether the proposed use o to be provided at a school that already h | ings Road Primary School and Old of the site for housing would have a | | |

| Former Bakemark UK, Sk | erton Rd | , Old Tra | fford | | | Nature of Eff | | |
|--|---|---|---|--|---|--|--|---|
| | | Timescale | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S8. Improve the health and, inequalities in health of the population | 0 | 0 | - | 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. |
| | support pa the develop identified b | rticipation in oment would y Defra as a | sport and ex choose to p major sourc | ercise, although i artake in sport or | t is recognised exercise. The s n. Consequent | that the physical prosite is however within the proxing the to the proxing the | sports facility. The propose use of the sit oximity of the site to these facilities does in 200m of Talbot Road and the Metrolin nity of the site to these sources of noise | not guarantee that the occupants of k line, both of which have been |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | The redeve | elopment of t As such, the | he site for he proposed us | ousing would not a se of the site for he | result in the rer ousing is unlike | moval or improveme ely to have any signi | nt of any neglected land/sites identified ficant effect on the objective. | on the Trafford Derelict Property and |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | 0 | + | Low | Local | Long term | Positive secondary impacts on greenhouse gas emissions and air quality. | |
| | LDF Trans inevitably g facilities wi the develop | port Modellingenerate somethin convenient of the comment of the | ig Report as ne traffic. The ent walking o site for hous | operating with a vector of the existing use of the site site in ground promote the site in ground the site i | volume over ca he site for emp e. The site is al e the use of pu | pacity ratio of 85% of loyment purposes we so located in close p blic transport and we | nits and the site is located in close proxing greater. The use of the site for the lew would however already generate some troproximity to on-road cycle ways, bus sto alking and cycling as an alternative to traces traffic and have an adverse impact | el of housing envisaged would affic and there is a range of local ps and a Metrolink station. As such, avelling by car. Consequently, it is |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | 0 | ++ | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. |
| | impact on to deficient in Obligations | these design open space s SPD. The p | ated natural and the leve roposed use | assets. The site in a set of housing likely to of the site theref | s in an area tha to be provided ore has the pot | at has been identifie d is of a scale where tential to have a maj | nspace. The development of the site is the day Trafford's Green and Open Spaces an on-site open space contribution would positive impact on the objective but the site would make a contribution towar | s Assessment of Need as being alld be required by the Planning nere only a low level of certainty over |

| Former Bakemark UK, Sko | erton Rd | , Old Tra | fford | | | | | |
|--|------------------------|-----------------|-----------------------------|----------------------|------------------|----------------------|---|--|
| | | Timescale |) | | | Nature of Eff | iect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| E3. Reduce contributions to climate change | 0 | 0 | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r as to climate change. There is however | |
| | impact due | to it being u | ncertain whe | • | ousing delivere | d on the site would | incorporate these measures. | |
| E4. Reduce impact of climate | 0 | 0 | + | Medium | Local | Long term | | |
| change | to surface | water floodin | g. The site is | s therefore at a lov | w/medium risk | | rater management zone and the site adjedevelopment for housing could provide e objective. | |
| E5. Reduce the environmental impacts of consumption and production | 0 | 0 | ? | 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. |
| | developme unknown w | ent could be i | managed usi /aste genera | ng options at the | top of the wast | e hierarchy, such as | inly off-site provision for the manageme is prevention, preparing for re-use and re- vaste hierarchy and, as such, the propo- | ecycling. It is however presently |
| E6. Conserve land resources and reduce land contamination | 0 | 0 | + | Medium | Local | Long term | Secondary impacts on perceptions of the area. | |
| | | | | | | | and by the Council's Contaminated Lan minated site and therefore have a positi | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | |
| quality | | | | | | | afford Contaminated Land Prioritisation have a significant impact on water quali | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | |

| Former Bakemark UK, Sker | rton Rd, | , Old Tra | fford | | | | | |
|--|---|--|---|---|---|---|---|---|
| | | Timescale |) | | | | | |
| | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| a re s ir o | and is less ecognised sustainable mpact on a on this obje | than 250m f that the exist location and air quality callective. | rom a bus st sting use of t d that the pro n only be tru | top, less than 400 the site for employ oposed use of the lly quantified by u | m from a Quali ment purposes site for housin ndertaking a fo | ty Bus Corridor and s already generates g is unlikely to have rmal Air Quality Imp | e vehicular emissions. Nevertheless, the less than 800m from Trafford Bar Metro vehicle movements. Consequently, it is a significant impact on air quality. Neve act Assessment, there is only a low leve | link station. In addition, it is considered that the site is in a theless, as the significance of any |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | |
| landscape and townscape e character and cultural facilities | | | d heritage a nscape char | | of the site and | l it is considered tha | t the proposed use of the site is unlikely | to have a significant effect on the |
| Economic | | | T | 1 | | T | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth | 0 | 0 | 0 | Medium | N/A | N/A | Potential positive secondary economic impacts through the creation of jobs in the construction process. | |
| C | Core and, g | given that the | | nt Land Study sho | | | identified as employment land. The site it is considered that the use of the site f | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| | The propos | ed use of th | e site is not | an employment u | se and is unlike | ly to have any signi | ficant effect on the objective. | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | |
| as a business and tourism T destination | The propos | ed use of th | e site is not | a tourism use and | is unlikely to h | ave any significant | effect on the objective. | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | _ |
| | | | | | | | te and the scale of development it would y and viability of Trafford's town and disti | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| | | ed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | e any significant effect on the social or er | nvironmental performance of the |
| the economy e | economy. | | | | | | | |

| Former Bakemark UK, Sk | Former Bakemark UK, Skerton Rd, Old Trafford | | | | | | | | | | | | |
|----------------------------|--|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|--|--|
| Timescale Nature of Effect | | | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |

The proposed use of the CSM site for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, through having the potential to result in the provision of on-site open space in an area that has been shown by the Trafford's Green and Open Spaces Assessment of Need to be deficient in open space, the proposed use of the site could have a major positive impact on the objective that relates to protecting and enhancing open space. The use of the site for housing could also have a positive effect on the objectives of reducing the impacts of climate change; reducing contributions to climate change; and conserving land resources and reducing land contamination.

The proposed use of the site could however have some negative impact on certain objectives. Specifically, it could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. 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.

It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

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

| Site Address | Former Trafford Press Site, Chester Road | | |
|----------------|--|-----------|--------|
| Site Reference | SHLAA 1455 | | |
| Proposed Use | Housing | Site Area | 0.4 ha |

| Former Trafford Press Sit | te, Chest | er Road | | | | | | |
|---|---|--|---|---|---|---|---|---|
| | | Timescale | | | | iect | | |
| 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 with other | Provision of more specific |
| mix in the housing market between availability and demand | | | | | local | | developments on securing a more balanced housing market. | information about the housing requirements for site |
| | information housing sto therefore h Market Ass | on the type ock within the las the poten sessment (SI | and tenure of Priority Requirection to make HMA) (2008) | of housing that wo generation Areas a long term contri and update repo | ould be delivere and specifically bution to the ne rt (2010). Howe | d, Core Strategy po r promotes housing eed for family and af ever, due to the site | Old Trafford Priority Regeneration Area. licy L3 seeks to broaden the range (incl development in Old Trafford which diver ffordable housing, as identified in the Gr being in an area that is classified by the contribution towards affordable housing in | uding affordability and type) of the rsifies the housing stock. The site eater Manchester Strategic Housing Core Strategy as being a 'cold' |
| S2. Improve accessibility for all | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other | |
| to essential services and | | | | 9 | | | developments in Old Trafford on the | |
| facilities | | | | | | | maintenance and enhancement of | |
| | | | | | | | public transport services | |
| | than 800m have a ma Area that is | from Cornbr jor positive ir s a focus for | ook Metrolin npact on the significant le | k station and with objective. Whilst vels of developme | in 20 minutes t it is recognised ent. Consequer | ravel time of essenti that public transpontly, there is a high l | within 250m of a bus stop on the Ches ial services by public transport. As such rt services can change over time, the sit evel of certainty that that these public traiting in the long term. | , the use of the site for housing could e is within a Priority Regeneration |
| S3. Enhance transport | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | |
| infrastructure, improve choice of | | | | | | | developments in Old Trafford on the | |
| travel mode and quality of life to | | | | | | | maintenance and enhancement of | |
| all communities. | | | | | | | public transport services | |

| Former Trafford Press Si | te, Chest | er Road | | | | | | | | | | |
|---|--|--|---|---|--|--|---|--|--|--|--|--|
| | | Timescale | • | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | There are a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is located within 50m of onroad cycle routes on Chester Road. The site is also less than 250m from bus stops on the Chester Road Quality Bus Corridor and within 800m of Cornbrook Metrolin station. The development of the site for housing therefore has the potential to 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 | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | |
| | potential to | be designe | d in accorda | nce with Core Stra | ategy policy L7 | .4 and would therefore | her uses, including an industrial area to ore have a positive impact on the objec the site would be in accordance with C | | | | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Medium | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | major posi positive im | The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | sed use is ur | nlikely to hav | re an impact on co | ommunity facilit | ies and is unlikely to | o have any significant effects on the obj | ective. | | | | |
| S7. Improve qualifications and skills of the resident population | ? | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | | | |
| | places and also locate proposed of | d the propose ed in relativel use of the sit | ed use of the y close proxi e for housing | site for housing of mity to St Alphon g would have a po | ould place add sus RC Primar sitive impact o | itional pressure on t y School which does n a school with surp | chool is within a Priority Regeneration A this school by generating the need for r is currently have a surplus of places. As lus places or generate the need for ext ave an uncertain impact on the objective | nore school places. The site is however such, it is uncertain whether the ra capacity to be provided at a school | | | | |

| Former Trafford Press Sit | te, Chest | er Road | | | | | | | | |
|---|---|---|---|--|--|--|---|---|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | |
| | participation development as a major | on in sport and ent would cho source of no | d exercise a lose to parta lise pollution | Ithough it is recog ke in sport or exe . It is also within 2 | nised that the pricise. The site 1200m of the Me | physical proximity of is however within 20 trolink line which an | sports facility. The propose use therefore f the site to these facilities does not guar 00m of the A56 and Chester Road, both other source of noise. Consequently, du ntial to have a negative impact on the ob | rantee that the occupants of the of which have been identified by Defra to the proximity of the site to these | | |
| S9. Protect and improve local neighbourhood quality | | | | | | | nt of any neglected land/sites identified ficant effect on the objective. | on the Trafford Derelict Property and | | |
| Environment | | | | | | | · | | | |
| E1. Reduce the effect of traffic on the environment | ? | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | | | |
| | generate s over capac GP surgery As such, th | The SHLAA indicates that the site could accommodate approximately 110 residential units and, as the site is presently vacant, its use for housing would inevitably generate some additional traffic. The site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. There are however also a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is also within 50m of on-road cycle routes, less than 250m from bus stops on a Quality Bus Corridor and within 800m of a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, it is considered to be uncertain whether the proposed use of the site for housing would increase traffic and have an adverse impact on the objective. | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo- morphological features | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | |

| Former Trafford Press Sit | te, Chest | er Road | | | | | | |
|--|---|--|---|--|---|---|---|--|
| | | Timescale | | | | fect | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | | | | | | | tly within 300m of a wildlife corridor to the is therefore unlikely to have a significan | |
| | considered Green and identified a | I that the pro Open Space s being char | posed use h es: An Asses acterised by | as the potential to sment of Need U a poor diversity o | have a positive pdate (2009) a of greenspaces | re impact on the object in a second only fair quality | to enhance existing open space within 3 ective, particularly as the site is within an accessible greenspace and which the Transfer is however only a low levention towards improving nearby greenspare. | n area that was identified by Trafford's rafford Greenspace Strategy (2010) el of certainty over this impact due to it |
| 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 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures. | |
| E4. Reduce impact of climate | + | + | + | Medium | Local | Long term | | |
| change | low/mediur | | ding and its | proposed use for | | | vater management zone. The site is the rtunities to reduce flood risk elsewhere. | |
| 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. |
| | developme unknown w | ent could be r | managed usi ⁄aste genera | ing options at the | top of the wast | te hierarchy, such as | ainly off-site provision for the manageme s prevention, preparing for re-use and re waste hierarchy and, as such, the propo- | ecycling. It is however presently |
| E6. Conserve land resources and | + | + | + | Medium | Local | Long term | | |
| reduce land contamination | | | | | | | area of potentially medium risk on the C contaminated site and could therefore ha | |

| Former Trafford Press Si | te, Chest | er Road | | | | | | | |
|--|--|---|---|---|----------------------------------|---|---|--|--|
| | | Timescale | | | | Nature of Eff | iect | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | |
| quality | | The proposed use of the site could result in the remediation of a site included on the Trafford Contaminated Land Prioritisation mapping. The site is however i excess of 250m from the nearest watercourse. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality. | | | | | | | |
| E8. Protect and improve air quality | particularly among those who suffer from respiratory illnesses. transport network and e the development is accessive choice of means of transport network and e the development is accessive choice of means of transport network and e the development is accessive choice of means of transport network and e the development is accessive to the developme | | | | | | | its use for housing would inevitably ient walking distance of the site, stops on a Quality Bus Corridor and and walking and cycling as an | |
| E9. Protect and enhance the diversity and distinctiveness of | + | + | + | Medium | Local | Long term | Secondary impacts on sense of place and perceptions of the area. | | |
| landscape and townscape character and cultural facilities | Conservati The site its Building. A | on Area is in elf comprise | icluded on the s of a vacan redevelopme | e Heritage at Risl t building that doe | k Register com s not make a p | piled by English Her ositive contribution | ade II listed Essence Factory Building or itage which states that the area is in ver to the character of the conservation area ation area and the setting of a listed buil | ry poor condition and deteriorating. a or the setting of the Essence Factory | |
| Economic | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | |
| contribution to regional growth | The proposed use of the site is not an employment use. The site previously has been included in the employment land portfolio. The site is not however within Trafford Park Core and the Trafford Employment Land Study (2009) notes that permission has previously been granted for none employment development on the site. This study therefore recommends that the site should not form part of the Borough's supply due to it not being available. As a result, the use of the site for housing would be unlikely to have any significant effect on the objective. | | | | | | | | |

| SA Objective SA | Former Trafford Press Si | Trafford Press Site, Chester Road | | | | | | | | | | | | |
|--|---|-----------------------------------|---------------|---------------|-------------------|-----------------|------------------------|---|---------------------------------|--|--|--|--|--|
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres EC5. Improve the social and environmental performance of The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. EC5. Improve the social and environmental performance of The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. EC6. Improve the social and environmental performance of The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. EC6. Improve the social and environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effects on the objective. | | | Timescale | | | | Nature of Eff | ect | | | | | | |
| releasing the potential of all residents particularly in areas of disadvantage The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective. EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres Co5. Improve the social and environmental performance of The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective. Improve the creation of jobs in the construction process. N/A N/A N/A N/A N/A N/A N/A N/ | SA Objective | | | | Certainty | Scale | Permanence | | Mitigation | | | | | |
| EC3. Enhance Trafford's image as a tourism destination The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. EC4. Encourage the long term sustainability of Trafford's Town Centres The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. EC5. Improve the social and environmental performance of The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effects on the objective. | releasing the potential of all residents particularly in areas of | | 0 | - | | | | impacts through the creation of jobs in the construction process. | | | | | | |
| The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective. | <u> </u> | | n C | ı | | 1 | | licant effects on the objective. | | | | | | |
| Sustainability of Trafford's Town Centres The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. O O Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performa | | | sed use of th | ŭ | | | | significant effects on the objective. | | | | | | |
| Centres proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. EC5. Improve the social and environmental performance of O O Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental p | EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | , | | | | | | |
| environmental performance of The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the | _ | | | | | | | | | | | | | |
| | EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| the economy economy | environmental performance of | The propos | sed use of th | e site is not | a commercial or b | ousiness use ar | nd is unlikely to have | any significant effect on the social or e | nvironmental performance of the | | | | | |
| and destrointy. | the economy | economy. | | | | | • | | | | | | | |

Sustainability Summary

The proposed use of the Trafford Press site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.

The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, by resulting in the redevelopment of a vacant, previously developed site, the proposed use of the site has the potential to significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. The use of the site for housing could also have some positive effect on the objectives relating to reducing the impacts of climate change; protecting and enhancing open space; reducing contributions to climate change; and conserving land resources and reducing land contamination.

The proposed use of the site could however have a negative or uncertain impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, notwithstanding the fact that the site is adjacent to a Quality Bus Corridor and less than 800m from a Metrolink station, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site would therefore have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.

The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.

Local Plan: Land ++ major positive; + minor positive; 0 neutral; - minor negative; -- major negative; ? uncertain Page 360

| Site Address | Globe Trading Estate, 88-118 Chorlton Road | | |
|----------------|--|-----------|--------|
| Site Reference | SHLAA 1888 | | |
| Proposed Use | Housing | Site Area | 2.5 ha |

| Globe Trading Estate, 88- | -118 Cho | rlton Roa | ıd | | | | | | | |
|---|---|---|---|---|--|---|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | ect | | | |
| 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 housing market between availability and demand | 0 | ++ | ++ | Low | More than 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. | | |
| | information housing sto therefore h Market Ass location by the site to | on the type ock within the las the poten sessment (SI Core Strate | and tenure of e Priority Regitial to make HMA) (2008) gy policy L2. contribution to | of housing that wo generation Areas a long term contri and update repo This reflects curr | ould be delivered and specifically bution to the neart (2010). As do ent issues related | d, Core Strategy po y promotes housing ged for family and at ocumented in the Shing to viability in this | Old Trafford Priority Regeneration Area. licy L3 seeks to broaden the range (includevelopment in Old Trafford which diver fordable housing, as identified in the GralAA, the site is however in an area that a part of the Borough and policy L2 would rel of certainty that the site would make a second policy that the site would would be second policy that the site would be second policy that the s | uding affordability and type) of the resifies the housing stock. The site eater Manchester Strategic Housing t is classified as a 'cold' market ld only require any development on | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | | | |
| | entire site i could have Regenerat | St Alphonsus Primary School is situated to the north west of the site and there are a number of other services and facilities within walking distance of the site. The entire 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 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 significant focus for 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 this objective in the long term. | | | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | |

| Globe Trading Estate, 88- | -118 Cho | rlton Roa | ad | | | | | | | | |
|---|--|--|--|--|---|--|---|---|--|--|--|
| | | Timescale | • | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | use of the positive im | There are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop on Chorlton Road. The propose use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor and is in excess of 800m from a Metrolink station. As such, there only a low level of certainty that the proposed use of the site for housing would have a positive effect on this objective. | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |
| | type of hou | using that wo site for hous | ould be delive ing would the | ered on the site, and erefore have a pos | ny housing woo sitive impact or | uld have the potentian the objective. Ther | er other uses. Although there is presently all to be designed in accordance with Co e is however only a low level of certainty Strategy policy L7.4. | re Strategy policy L7.4. The proposed | | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | |
| | major positive im account the | tive contribut pact on the o | tion to the rep objective. Ne e proposed u | generation of the a vertheless, as the use would result in | area and help in proposed use | reduce poverty and of the site is for hou | cation within the Old Trafford Priority Re social exclusion. As such, the proposed using rather than for an employment or o in employment use, there is only a low l | use has the potential to have a major community use, and taking into | | | |
| S6. Encourage a sense of | 0 | Ö | 0 | Medium | N/A | N/A | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | nlikely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. | | | |
| S7. Improve qualifications and skills of the resident population | 0 | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | | |
| | to St Alpho Primary Sc uncertain v | onsus RC Pri chool have a whether the p | mary School surplus of pl proposed use | . All of these scho aces, Kings Road of the site for ho | ools are within to Primary Scho- using would ha | the Old Trafford Pric ol and Old Trafford (ave a positive impac | ool and Old Trafford Community Primar brity Regeneration Area. Whilst Seymou Community Primary School presently op t on a school with surplus places or gene for housing would have an uncertain im | Park School and St Alphonsus erate above capacity. As such, it is erate the need for extra capacity to be | | | |

| Globe Trading Estate, 88- | 118 Cho | rlton Roa | ıd | | | | | | | |
|--|--|---|--------------------------------|--|---|---|---|---------------------------------------|--|--|
| | • | Timescale |) | | | Nature of Eff | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S8. Improve the health and, | 0 | + | + | Low | Local | Long term | Secondary impacts on quality of life | | | |
| inequalities in health of the population | 1800m fror participatio | m a sports fa on in sport an | cility. The pr d recreation | oposed use of the . There is howeve development wo | e site for housir or only a low of ould choose to p | ng therefore has the certainty of this import participate in sport of | by Defra. The site is within 300m of are potential to have a positive impact on the act because the physical proximity of the exercise. | e objective by providing support for | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| neighbourhood quality | | | | | | | nt of any neglected land/sites identified ficant effects on the objective. | on the Trafford Derelict Property and | | |
| Environment | | | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse | Secure contributions towards public | | |
| on the environment | | | | | | | gas emissions and air quality. | transport enhancements | | |
| | | | | | | | osed use of the site for housing would in | | | |
| | | | | | | | ome traffic. In addition, there are a numb | | | |
| | | | | | | | ch, the proposed use of the site could pr | | | |
| | | | | | | | at the physical proximity to local facilities | | | |
| | | | | | | | able modes of transport. It is therefore co | onsidered to be uncertain whether or | | |
| | | i | ſ | T T | | t impact on traffic ar | | I 1 | | |
| E2. Protect, enhance and restore | 0 | ++ | ++ | Low | Local | Long term | Improved image of the local area | Use of the development | | |
| open space, biodiversity, flora | | | | | | | | management process to secure | | |
| and fauna, geological and geo- | | | | | | | | contributions towards | | |
| morphological features | The elterie | nat within 20 | 0f - CC | CDI ''' 4 ;to oo | | form: not well among | The development of the cite is the | biodiversity/greenspace. | | |
| | | | | | | | nspace. The development of the site is the | | | |
| | impact on these designated natural assets. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and the level of housing likely to be provided is of a scale where an on-site open space contribution would be required by the Planning | | | | | | | | | |
| | | Obligations SPD. The proposed use of the site therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over | | | | | | | | |
| | | this impact due to it presently being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace. | | | | | | | | |
| E3. Reduce contributions to | 0 | + | + | Low | Local | Long term | Secondary impacts associated with | Use of the development | | |
| climate change | | | | LOW | Local | Long term | climate change | management process to ensure | | |
| | | | | | | | | development complies with Core | | |
| | | | | | | | | Strategy policy L5 | | |
| | l | <u> </u> | l | L | | <u> </u> | | Totatogy policy to | | |

| Globe Trading Estate, 88- | -118 Cho | rlton Roa | d | | | | | | | | | | |
|--|---|---|--------------|--------------------|------------------|--|---|--|--|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rns to climate change. There is however incorporate these measures. | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | | | |
| change | | | | | | within the surface we a positive effect on | vater management zone. The site is then the objective. | refore considered to be at a | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | | |
| | managed ι | Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | | |
| E6. Conserve land resources and reduce land contamination | 0 | ++ | ++ | Medium | Local | Long term | Improved perceptions of the area. Secondary impact on the significance of a conservation area. | | | | | | |
| | potentially | high and me | dium risk co | | As such, the us | | een identified by the Council's Contamir sing could result in the reclamation of a | | | | | | |
| E7. Protect and improve water | 0 | + | + | Low | Local | Long term | Secondary impacts on biodiversity | | | | | | |
| quality | The site is within 250m of a watercourse and its use for housing would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as medium/low risk contaminated land. As such, the proposed use of the site has the potential to have a positive impact on water quali eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any potential land contamination on the site is having an impact or quality of a nearby watercourse, there is only a low level of certainty about this impact. | | | | | | | | | | | | |

| Globe Trading Estate, 88- | -118 Cho | rlton Roa | ıd | | | | | | | | | |
|--|---|---|---------------|-----------|-------|------------|--|--|--|--|--|--|
| | • | Timescale | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| E8. Protect and improve air quality | 0 | - | - | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. | | | | |
| | Although the site is within close proximity of local facilities and public transport services, it is partly within an AQMA and the proposed use of the site would have the potential to generate some additional traffic. The proposed use could therefore have a negative impact on the objective. 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. It is also uncertain whether the proposed use of the site for housing would generate more vehicle trips than the existing use of the site for employment. | | | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | approxima | There are no conservation areas within 300m of the site. The grade II listed Church of St Bride is located to the south west of the site. This listed building is however approximately 200m from the site is separated from it by existing built development and an area of open space. As such, it is considered that the proposed use of the site would have affect on the setting of this building and, as such, would have no significant impact on the objective. | | | | | | | | | | |
| Economic | • | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| contribution to regional growth | | | | | | | tly in use for employment purposes, its u ely to have any significant effects on the | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| disadvantage | The propos | sed use of th | e site is not | | | | ficant effects on the objective. | | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| as a tourism destination | The propos | sed use of th | e site is not | | | | significant effects on the objective. | | | | | |
| EA4 E | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| EC4. Encourage the long term | | The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed | | | | | | | | | | |
| sustainability of Trafford's Town | | | | | | | | | | | | |
| | | | | | | | the scale of development it would be lik ility of Trafford's town and district centre | | | | | |

Local Plan: Land Allocations Sustainability Appraisal Page 365

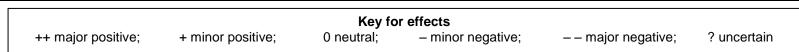
| Globe Trading Estate, 88-118 Chorlton Road | | | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| environmental performance of The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the | | | | | | | | | | | |
| the economy | economy. | | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | | |

The proposed use of the Globe Trading Estate site for housing could have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objectives relating crime and fear of crime; health and improving choice of travel mode.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing the effects of climate change. In addition, by resulting in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land, the use of the site for housing would have a major positive impact on the objective relating to land resources and contaminated land and some positive impact on the objective relating to water quality.

The use of the site for housing could however generate additional traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a negative impact on the objective relating to improving air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site for housing would also have an uncertain impact on the objective relating to education and skills due to it being unclear whether it would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact 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.

Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.



| Site Address | Land at 39 Talbot Road, Old Trafford | | | | | | | |
|----------------|--|-----------|---------|--|--|--|--|--|
| Site Reference | CFS12-1242-153 | | | | | | | |
| Proposed Use | Housing, Employment or Mixed Use (incorporating residential, employment, retail, leisure or hotel) | Site Area | 0.43 ha | | | | | |

| Land at 39 Talbot Road, Old Trafford | | | | | | | | | | | | |
|--|---|--------------|---------------|--------------|-----------|-------|----------------|---|--|--|--|--|
| | | 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 | | | |
| 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 | | | |
| | 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 falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Regeneration Area and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The 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 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 | | | | |
| | 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, teach 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 | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | |

| Land at 39 Talbot Road, Old Trafford | | | | | | | | | | | |
|---|--|---|--|---|---|---|--|---|---|--|--|
| | | 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 | | |
| infrastructure, improve choice of travel mode and quality of life to all communities. | also within 400 Seymour Grov | Om of a Qi /e/Talbot I | uality Bus Road. Eac | Corridor, I | less than 800m | from Traffor the site the | rd Bar and Old Traff refore has the pote | ford Metrolink stations and within | of the Strategic Active Travel Network. The site is walking distance of a neighbourhood centre on se of public transport and/or participation in | | |
| S4. Reduce crime, disorder and the fear of crime | Housing Employment Mixed Use The site is local site, the use of therefore have | 0 0 0 ated in clo f the site f | + + + se proxim or housing e impact o | + + + ity to a rar g, employr n the obje | Low Low Low nge of uses. Alment or mixed uctive. There is l | Local Local Local though there se developments only | Long term Long term Long term e is presently limited the ment would have the | e potential to be designed in acco | Use of the development management process to ensure development complies with Core Strategy policy L7.4 of development that would be delivered on the rdance with Core Strategy policy L7.4. It could ing uncertain whether any development delivered | | |
| S5. Reduce poverty and social exclusion | Housing Employment Mixed Use The proposed regeneration copportunities of | 0 0 0 use of the of the area within a Pr | + + + + + + e site for h and have iority Reg | ++ ++ ++ ousing wo a major peneration | ositive impact o Area which wou | Local Local Local provision of the object | tive. The use of the | site for employment or mixed use poverty and social exclusion. The | Area and could make a contribution to the e development would create employment e proposed use of the site for employment or | | |
| S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity S7. Improve qualifications and skills of the resident population | Housing Employment Mixed Use | 0 0 0 use of the | 0 0 0 | 0 0 0 | Medium Medium Medium | N/A N/A N/A | N/A N/A N/A | | ty facilities and is unlikely to have any significant | | |

| Land at 39 Talbot Roa | ad, Old Trai | ford | | | | | | | | | | |
|--|--|--|--------------------------------------|---|--|--|---|--|---|--|--|--|
| | | 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 | | | |
| | mixed use developed the long term within a Priorit | velopment future of th ty Regene | incorpora ne school ration Are | ating a res by creating a and cou | idential elementing demand for pulled the contraction in the contracti | t could there laces at the o have a ma | efore have a positive school. The use of | e impact on this objective by helpi the site for employment purposes on the objective. There is howeve | olus capacity. The use of the site for housing or ing to address this surplus capacity and support is has the potential to generate apprenticeships or only a low level of certainty over this impact as | | | |
| 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 a Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use. | | | | | | | | | | | |
| S9. Protect and improve | 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 ificant effects on the | | ny neglected land/sites identified on the Trafford | | | |
| Environment | | | | | | | | | | | | |
| E1. Reduce the effect of | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| traffic on the environment | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| | Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| | convenient wa account the si | alking dista ze of the s | ance of the site and th | e site and e scale of | the site is withing development it | n 400m of a would be lil | Quality Bus Corrido | or and less than 800m from two Me, it is considered that each of the | are however a number of facilities within Metrolink stations. Consequently, and taking into e proposed uses are unlikely to generate a | | | |
| E2. Protect, enhance and | Housing | 0 | - | - | Medium | N/A | N/A | | Use of the development management process | | | |
| restore open space, | Employment | 0 | - | - | Medium | N/A | N/A | | to secure some biodiversity gains in the | | | |
| biodiversity, flora and fauna, geological and geo- | Mixed Use | 0 | - | - | Medium | N/A | N/A | | development through, for example, tree planting and the use of green roofs. | | | |

| | | fford | | | | | | | |
|--|---|--|---|--|---|---|--|---|--|
| | | 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 |
| morphological features | these designa opportunities t wildlife habitat Trafford's Gre- identified as b | ated natura to create of t within 30 een and Op eeing chara | al assets. To open space Om of the oen Space | The site is e on site. developm es: An Ass | s however further As such, the pro- nent and would to sessment of Neo diversity of gree | er than 300m oposed use o therefore hav ed Update (2 enspaces and | n from an area of loo of the site does not we a negative impac 2009) as being defic d only fair quality pa | cal open space and, given the size have the potential to provide new of the objective, particularly as sient in accessible greenspace ararks. | site is unlikely to have a significant impact on the of the site, there are unlikely to be any of open space or enhance existing open space or the site is within an area that was identified by and which the Trafford Greenspace Strategy (2010) |
| 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 th | e site for housin | ig, employm | ent or mixed use de | evelopment has the potential to re | carbon, renewable and energy efficiency educe contributions to climate change. There is a 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 | | |
| | adjacent to are | eas that a | re suscept | tible to su | rface water floo | ding and the | redevelopment of t | | at a low risk of flooding. The site is however ortunities to reduce flood risk in other locations, ctive. |
| | tillough, for ca | | | | | | | | |
| | Housing | 0 | ? | ? | Low | Local | Long term | Secondary impacts on the | Use of the development management process |
| environmental impacts of | | | ? | ? | Low Low | Local Local | Long term Long term | Secondary impacts on the need for additional landfill | to ensure development complies with Core |
| environmental impacts of consumption and | Housing Employment Mixed Use | 0 0 | ? | ? | 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. |
| E5. Reduce the environmental impacts of consumption and production | Housing Employment Mixed Use Given the size generated by to presently unkr impact on the | 0 0 0 e of the site the develonown whet objective. | ? e, its use forment co | ? ? for housin uld be ma aste gene | Low Low g, employment anaged using operated by the site | Local Local or mixed use tions at the te would be de | Long term Long term e development is like top of the waste hie dealt with at the top | need for additional landfill capacity ely to make mainly off-site provis | to ensure development complies with Core |
| environmental impacts of consumption and production E6. Conserve land | Housing Employment Mixed Use Given the size generated by to presently unkr impact on the Housing | 0 0 0 e of the site the develonown whet objective. | ? e, its use for the contract the contract the way of the contract the way of the contract the c | ? ? for housin uld be ma aste gene | Low Low g, employment anaged using operated by the site | Local Local or mixed use otions at the te would be d | Long term Long term e development is like top of the waste hie dealt with at the top of the N/A | need for additional landfill capacity ely to make mainly off-site provis | to ensure development complies with Core Strategy policy L6 and the Waste DPD. ion for the management of waste. Waste aring for re-use and recycling. It is however |
| environmental impacts of consumption and production E6. Conserve land resources and reduce land | Housing Employment Mixed Use Given the size generated by t presently unkr impact on the Housing Employment | 0 0 0 e of the site the develonown whet objective. 0 | ? e, its use for the way of the state of the way of the state of the s | ? ? for housin uld be ma aste gene | Low Low g, employment anaged using operated by the site Medium Medium | Local Local or mixed use stions at the se would be described N/A N/A | Long term Long term e development is like top of the waste hie dealt with at the top of N/A N/A | need for additional landfill capacity ely to make mainly off-site provis | to ensure development complies with Core Strategy policy L6 and the Waste DPD. ion for the management of waste. Waste aring for re-use and recycling. It is however |
| environmental impacts of consumption and production E6. Conserve land resources and reduce land | Housing Employment Mixed Use Given the size generated by to presently unkr impact on the Housing Employment Mixed Use | 0 0 0 e of the site the develor nown whet objective. 0 0 | ? e, its use for oppment coother the way of the coother the coother the way of the coother th | ? ? for housin uld be ma aste general of the control of the contro | Low Low g, employment anaged using operated by the site Medium Medium Medium Medium | Local Local or mixed use stions at the se would be described N/A N/A N/A | Long term Long term e development is like top of the waste hie dealt with at the top of the waste hie highest with a the top of the waste hie dealt with at the top of the waste hie highest with a the top of the waste highest waste hight waste highest waste highest waste hight waste highest waste highest waste hight waste h | need for additional landfill capacity ely to make mainly off-site provis rarchy, such as prevention, prep of the waste hierarchy and, as su | to ensure development complies with Core Strategy policy L6 and the Waste DPD. ion for the management of waste. Waste aring for re-use and recycling. It is however uch, the proposed use would have an uncertain |
| environmental impacts of consumption and production E6. Conserve land | Housing Employment Mixed Use Given the size generated by the presently unknimpact on the Housing Employment Mixed Use The site comp | O O of the site the develonown whet objective. O O orises of ar Mapping. E | ? e, its use for the way of the state of periods of periods of periods of periods of the state o | ? ? ? for housin uld be ma aste gene 0 0 0 oreviously | Low Low g, employment anaged using operated by the site Medium Medium Medium developed land | Local Local or mixed use otions at the re would be defined by N/A | Long term Long term e development is like top of the waste hie dealt with at the top of N/A N/A N/A an NLUD site nor is | need for additional landfill capacity ely to make mainly off-site provis rarchy, such as prevention, prep of the waste hierarchy and, as su | to ensure development complies with Core Strategy policy L6 and the Waste DPD. ion for the management of waste. Waste aring for re-use and recycling. It is however |

| | ad, Old Tra | | imescal | 0 | | | Nature of Eff | oct | |
|---|---------------|---------------------|---------------|--------------|------------------|--------------|-----------------------|--------------------------------------|--|
| | | | _ | | | T . | _ | | |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| vater quality | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | |
| - | Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A | | |
| | | ontaminat | ed Land F | rioritisatio | on mapping. In a | | | | of a site included in the NLUD sites database o se. As such, the each of the proposed uses is |
| 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 standard to encourage sustainable transport choices. |
| E9. Protect and enhance | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | |
| | | | | | | | ct on this objective. | 1 | |
| the diversity and | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | |
| distinctiveness of | Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A | | |
| andscape and townscape | | · | · | • | | | | site is the grade II listed Trafford | Town Hall. This building is however |
| character and cultural facilities | approximately | 500m to lent is the | the west o | f the site a | and is separated | d from it by | existing medium-rise | e built development. The propose | d use of the site housing, employment or mixed the site is unlikely to have a significant impa |
| Economic | | | | | | | | | |
| | Housing | 0 | 0 | 0 | Medium | N/A | N/A | Potential positive secondary | |
| EC1. Enhance Trafford's | Employment | 0 | + | + | Medium | Local | Long term | economic impacts through the | |
| nigh performance and | Employment | | | + | Medium | Local | Long term | creation of jobs in the | |
| nigh performance and sustainable economy to | Mixed Use | 0 | + | т | Wicalaili | | - | | |
| nigh performance and | Mixed Use | | | | | | | construction process. | land within Trafford Park core and would |

| Land at 39 Talbot Roa | au, Olu II ai | 1010 | | | | | | | | |
|-------------------------------|---|--|---|--|---|---|--|--|--|--|
| | | 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 | |
| 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 or mixed use development has the potential to result in the provision of employment and training opportunities in a Priority Regeneration Area. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective. | | | | | | | | | |
| EC3. Enhance Trafford's | 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. | | |
| | | | | | | | | | ded a use that is supportive of tourism such as a | |
| | hotel. Howeve | er, as it is p | oresently ι | uncertain v | whether the use | of the site | | | ded a use that is supportive of tourism such as a orporate a use that is supportive of tourism, there | |
| EC4. Encourage the long | hotel. Howeve | er, as it is p | oresently ι | uncertain v | | e of the site of the ctive. | | | | |
| term sustainability of | hotel. However is only a low le Housing Employment | er, as it is pevel of cer O O | tainty abo | uncertain on the important of the import | whether the use act on this obje | of the site ctive. | for employment or n | | orporate a use that is supportive of tourism, there | |
| | hotel. However is only a low le Housing | er, as it is pevel of cer | oresently utainty abo | uncertain out the imp | whether the use act on this obje Medium | e of the site of the ctive. | for employment or n | | | |
| term sustainability of | hotel. However is only a low le Housing Employment Mixed Use | er, as it is pevel of cer O O O | oresently utainty abo | uncertain v ut the imp 0 0 ? | whether the use act on this obje Medium Medium Low | of the site ctive. N/A N/A Local | N/A N/A Long term | nixed use development would inc | Provide more detail on the nature of the mixed use development. Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres. | |
| term sustainability of | hotel. However is only a low let Housing Employment Mixed Use The site is not account the si objective. The for office deverthere are likely the scale of do on the objective. | er, as it is pevel of cer O O O O O I located in ze of the second | oresently utainty about ainty about ainty about and the exite for each the Boroufficient so that it would oposed us dinformation about a contract and the exite for each and the Boroufficient so that it would oposed us dinformation about a contract and the exite for each and | ut the imp 0 0 ? eximity to a e scale of employmen ugh was i uitable an be likely to e of the s | Medium Medium Low Any of Trafford's development that development dentified by the davailable sites o accommodate ite for mixed use | e of the site ctive. N/A N/A Local s town centre nat is likely t could result Trafford En in Trafford e, it is conside developm | N/A N/A N/A Long term Tes and Manchester To come forward on a com | City Centre is readily accessible it, the use of the site for housing it a town centre use (i.e. offices) in dy (2009) and the Trafford Other office development. Consequently if the site for employment develop it in the provision of town centre use | Provide more detail on the nature of the mixed use development. Use of the development management process and Core Strategy policy W2 to prevent any | |

| Land at 39 Talbot Roa | ad, Old Traf | ford | | | | | | | |
|-----------------------|--------------|--------------|---------------|--------------|-------------------|--------------|----------------------|------------------------------------|--|
| | | | imesca | le | | | Nature of Effe | ect | |
| 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-com | mercial or | employm | ent use, th | ne use of the sit | e for housin | ng would be unlikely | to have a significant impact on th | is objective. The use of the site for employment |

Sustainability Summary

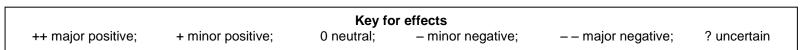
The proposed use of the land at 39 Talbot Road for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Priority Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing choice of travel mode; and reducing poverty and social exclusion. Each of the uses would also have a major positive impact on the objective relating to education and skills and some positive impact on the objective of reducing crime and fear of crime. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.

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.

Each of the proposed uses would also 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 effect on reducing contributions to climate change. Each of the uses would however have the potential to have a negative impact on the objective relating to open space and biodiversity due to them being unlikely to result in the provision of on-site open space or the enhancement of existing open space within 300m of the site. In addition, 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 have an uncertain impact on the objective relating to air quality. Each of the proposed 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 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.

The use of the site for housing would be unlikely to have a significant impact on any of the economic objectives. By contrast the use of the site for employment or mixed use development could support economic growth and create employment opportunities within a Priority Regeneration Area. Consequently, both of these uses could have a positive impact on the objective of enhancing Trafford's economic performance and a major positive effect on the objective of reducing economic disparities. The use of the site for either employment or mixed use development could also have a positive impact on the objective of enhancing Trafford's image as a tourism destination. However, the use of the site for mixed use development would have an uncertain impact on the objective of encouraging the sustainability of Trafford's town centres, particularly if a significant retail element is included within the mix of uses.



| Site Address | Land at Avondale Road Car Park, Old Trafford | | |
|----------------|--|-----------|---------|
| Site Reference | SHLAA 1732 | | |
| Proposed Use | Housing | Site Area | 0.70 ha |

| Land at Avondale Road C | ar Park, | Old Traff | ord | | | | | | | | |
|------------------------------------|-------------|--|----------------|--------------------|------------------|-------------------------|--|-------------------------------------|--|--|--|
| | | 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 | 0 | 0 | + | Low | Local | Long term | Cumulative impact with other | Provision of more specific | | | |
| mix in the housing market | | | | | | | developments on securing a more | information about the housing | | | |
| between availability and demand | | | | | | | | requirements for site | | | |
| | | The proposed use would result in the provision of housing on a site that is within the urban area and which is also within the Gorse Hill Regeneration Area. Althoug here is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development | | | | | | | | | |
| | | | | | | | sing therefore has the potential to make | | | | |
| | | | | | | | c Housing Market Assessment (SHMA) | | | | |
| | | | | | | | arket location by Core Strategy policy L2 | | | | |
| | | | | | | | on the site to make a 5% contribution to | | | | |
| | only a low | level of certa | inty that the | site would make | a significant co | ntribution towards a | ffordable housing needs. | | | | |
| S2. Improve accessibility for all | 0 | 0 | ++ | Medium | Local | Long term | Cumulative impact with other | | | | |
| to essential services and | | | | | | | developments on the maintenance | | | | |
| facilities | | | | | | | and enhancement of public transport | | | | |
| | Corso Hill | Drimary Sch | ool Strafford | High School and | a number of of | ther local facilities a | services re within walking distance of the site, inc | Studing a supermarket and Stretford | | | |
| | | | | | | | vithin 20 minutes travel time of essentia | | | | |
| | | | | | | | chester United Football Ground railway | | | | |
| | | | | | | erate from this statio | | | | | |
| S3. Enhance transport | 0 | 0 | ++ | Medium | Local | Long term | Cumulative impact with other | | | | |
| infrastructure, improve choice of | | | | Modium | Local | Long tom | developments on the maintenance | | | | |
| travel mode and quality of life to | | | | | | | and enhancement of public transport | | | | |
| all communities. | | | | | | | services. | | | | |
| | | | | | | | site is within 400m of Chester Road Qua | | | | |
| | | | | | | | e site for housing therefore has the potential | ential to improve the use of public | | | |
| | transport a | ınd/or partici | oation in wall | ang or cycling and | d would have a | positive impact on t | he objective. | | | | |

| Land at Avondale Road C | | | | 1 | | Netro | | |
|---|--------------------------|--------------------------------------|--------------------------------|----------------------|--------------------------------------|------------------------|--|---|
| | | Timescale | | | r | Nature of Ef | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S4. Reduce crime, disorder and the fear of crime | 0 | 0 | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 |
| | delivered of therefore h | on the site, and ave a signification | ny housing w cant positive | vould have the poi | tential to be de jective. There i | signed in accordance | | se of the site for housing could |
| S5. Reduce poverty and social exclusion | 0 | 0 | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | |
| | of the area | and help red | duce poverty the site is fo | and social exclusion | sion. As such, | the proposed use ha | neration Area and could make a major pas the potential to have a major positive nity use, there is only a low level of certa | impact on the objective. Nevertheless, |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | likely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. |
| S7. Improve qualifications and skills of the resident population | 0 | 0 | ++ | Medium | Local | Long term | Increased opportunities and quality of life. | |
| | the site for | housing cou | ld help addr | ess this surplus ca | apacity and sup | | in a Regeneration Area and presently h iuture of the school by creating demand /e. | |
| S8. Improve the health and, inequalities in health of the population | 0 | 0 | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. |

| Land at Avondale Road C | ar Park, | Old Traff | ord | | | | | | | | |
|--|---|---|--|---|---|--|--|--|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | participation developmen pollution. Conegative in | The site is within 300m of areas of an area of open space and less than 1800m from a sports facility. The propose use therefore has the potential to support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective. | | | | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| neighbourhood quality | | | | | | | ent of any neglected land/sites identified ificant effects on the objective. | on the Trafford Derelict Property and | | | |
| Environment | | | | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | | | | |
| on the environment | Modelling I traffic. In a such, the d acknowled travel by su it is conside | Report as op ddition, there levelopment ged that the ustainable mered that the | erating with e are a numb of the site for physical pro odes of trans | a volume over ca per of facilities with or housing could p eximity to local faci sport. Consequen se may not lead to | pacity ratio of 8 hin convenient bromote the use ilities and publicity, and taking o an increase in | 85% or greater. The walking distance of of public transport c transport services into account the size n congestion and wo | existing use of the site as a car park wo the site and the site is also within 400m and walking and cycling as an alternative does not guarantee that the occupants to e of the site and scale of development the buld therefore be unlikely to have a significant of the site and scale of th | uld however already generate some of a Quality Bus Corridor and, as e to travelling by car, although it is of the development would choose to lat it would be likely to accommodate, ficant impact on the objective. | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | 0 | - | 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. | | | |
| | assets. The immediatel use of the | e proposed u ly adjacent to site for hous | use of the sit o a designate ing could the | e has the potentia ed wildlife corridor erefore have a neg | al to enhance ear and the use or gative impact o | xisting open space of the site for housing n the objective. How | ne use of the site for housing is unlikely to or wildlife habitat within 300m of the device could have a negative impact on this dever, in the absence of appropriate ecolor a low level of certainty over this impact. | elopment. The site is however esignated natural asset. The proposed logical surveys and due to Core | | | |
| E3. Reduce contributions to climate change | 0 | 0 | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | |

| Land at Avondale Road C | ar Park, | Old Traff | ord | | | | | |
|--|---------------------------------------|---|---|---|---|---|--|--|
| | | Timescale | ; | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures. | |
| E4. Reduce impact of climate | 0 | 0 | ++ | Medium | Local | Long term | | |
| change | areas that | are more sus | sceptible to s | surface water floo | ding and the re | development of this | w susceptibility to surface water flooding s previously developed site offers signific f the site for housing has the potential to | cant opportunities to reduce flood risk |
| E5. Reduce the environmental impacts of consumption and production | 0 | 0 | ? | 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. |
| | developme unknown w | ent could be r | managed us vaste genera | ing options at the | top of the wast | te hierarchy, such a | ainly off-site provision for the manageme s prevention, preparing for re-use and re waste hierarchy and, as such, the propos | ecycling. It is however presently |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| reduce land contamination | area of risk | on the Traff | ford Contami | | tisation Mappir | ng. The proposed us | ntaminated and it is not included in the Nese is not therefore likely to result in the si | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | |
| quality | mapping. I | | ne site is in e | | | | e NLUD sites database or the Trafford Coch, it is considered that the proposed us | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | |
| quality | is less thar taking into air quality. | n 400m from account the Nevertheles | Chester Roa scale of dev s, as the sign | ad, which is a Qua elopment that is li | ality Bus Corrid kely to be deliv npact on air qu | or, and there are a rere or the site, it is ality can only be tru | ehicular emissions. Nevertheless, the sinumber of facilities within walking distants considered that the proposed use is urly quantified by undertaking a formal Air | ce of the site. Consequently, and nlikely to have a significant impact on |

| Land at Avondale Road C | ar Park, | Old Traff | ord | | | | | | | |
|------------------------------------|----------------|---|-----------------|--|---------------------|-------------------------|--|---------------------------------------|--|--|
| | | Timescale |) | | | Nature of Eff | ect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| diversity and distinctiveness of | The site is | The site is not located within close proximity of a Conservation Area. The grade II listed Gorse Hill Park Entrance Gates and Stretford War Memorial are situal | | | | | | | | |
| landscape and townscape | | | | | | | ritage assets and is separated from then | | | |
| character and cultural facilities | | | | | | to have a significan | t effect on their setting. It is therefore con | nsidered that the proposed use of the | | |
| | site is unlik | cely to have a | a significant i | mpact on the obje | ective. | | | | | |
| Economic | | | | | | | | | | |
| EC1. Enhance Trafford's high | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic | | | |
| performance and sustainable | | | | | | | impacts through the creation of jobs | | | |
| economy to provide a powerful | | | | | | | in the construction process. | | | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | iously been identified as employment | | |
| EC2. Reducing disparities by | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic | | | |
| releasing the potential of all | | | | | | | impacts through the creation of jobs | | | |
| residents particularly in areas of | | | | | | | in the construction process. | | | |
| disadvantage | The propos | sed use of th | e site is not | an employment u | se and is unlike | ly to have any signi | ficant effects on the objective. | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| as a tourism destination | The propos | sed use of th | e site is not | a tourism use and | l it is not in a lo | cation that is identifi | ed by Core Strategy policy R6 as a key a | area where appropriate proposals to | | |
| | support the | e culture and | tourism offe | r will be encourag | ed. As such, it | is unlikely to have a | ny significant effects on the objective. | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| sustainability of Trafford's Town | The site is | not within 30 | 00m of a tow | n or district centre | and, given the | size of the site and | the scale of development it would be like | ely to accommodate, the proposed | | |
| Centres | use of the | site for hous | ng is unlikely | to have a signific | cant impact on | the vitality and viabi | lity of Trafford's town and district centres | S. | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| environmental performance of | The propos | sed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | any significant effects on the social or e | environmental performance of the | | |
| the economy | economy. | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | |

| Land at Avondale Road Car Park, Old Trafford | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|
| | | Timescale |) | | | ect | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |

The proposed use of the land at Avondale Road car park site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Gorse Hill Regeneration Area and could 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. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places and could also have a major positive impact on the objective relating to crime and fear of crime and some positive impact on those relating to achieving a better balance in the housing market.

The proposed use of the Avondale Road car park site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, the use of the site for housing could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change.

The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. The site is less than 200m from a major source of noise pollution and the proposed use of the site could therefore have a negative impact on health. The site is also adjacent to a wildlife corridor and the development of the site could have a minor negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. 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.

Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.



| Site Address | Land at Chester Road/Cornbrook Road Park/Virgil Street | | |
|----------------|--|-----------|---------|
| Site Reference | SHLAA 1596 | | |
| Proposed Use | Housing | Site Area | 0.59 ha |

| Land at Chester Road/Cornbrook Road Park/Virgil Street | | | | | | | | | | | | |
|---|--|--|--------------|--------------------|-----------------|----------------------|--|---|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | iect | | | | | |
| 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 housing market between availability and demand | 0 | ++ | ++ | Low | 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. | | | | |
| | information housing sto therefore h Market Ass location by | The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | than 800m | from Cornbr | ook Metrolin | k station and with | in 20 minutes t | ravel time of essent | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services also within 250m of a bus stop on the C ial services by public transport. As such the services can change over time, the sit | , the use of the site for housing could | | | | |
| | Area that is | 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 are likely to be maintained and that the proposed use would have a major positive impact on the objective in the long term. | | | | | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | | | | | |

| Land at Chester Road/Corn | | orook Road Park/Virgil Street Timescale Nature of Effect | | | | | | | | | | | |
|---|---|---|--|---|---|---|--|--|--|--|--|--|--|
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | | | | | |
| , | years | years | years | , | | | synergistic | C . | | | | | |
| | There are a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is within 50m of on-road cycle routes on Chester Road. The site is also less than 250m from bus stops on the Chester Road Quality Bus Corridor and less than 800m from Cornbrook | | | | | | | | | | | | |
| | Metrolink s | Metrolink station. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycli and would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. | | | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core | | | | | |
| | the potenti | al to be desi | gned in acco | rdance with Core | Strategy policy | /L7.4 and would the | I n other uses, including an industrial area erefore have a positive impact on the object and on the site would be in accordance wi | ective. There is however only a low | | | | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | <i>y</i> , , , | | | | | |
| | major positive im | tive contribut pact on the o | tion to the repobjective. Ne | generation of the | area and help in proposed use | reduce poverty and of the site is for hou | cation within the Old Trafford Priority Re social exclusion. As such, the proposed using rather than for an employment or c | use has the potential to have a major | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | nlikely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. | | | | | |
| S7. Improve qualifications and skills of the resident population | 0 | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | | | | |
| | places and also locate use of the | the propose d in reasona site for hous | ed use of the bly close pro ing would ha | site for housing coximity to St Alphove a positive impa | ould place add onsus RC Prima act on a school | itional pressure on t ary School which cu with surplus places | chool is within a Priority Regeneration A his school by generating the need for m rrently has a surplus of places. As such or generate the need for extra capacity tain impact on the objective. | ore school places. The site is however it is uncertain whether the proposed | | | | | |

| Land at Chester Road/Cornl | | | | | | Nature of Eff | | |
|--|---|--|---|---|---|--|---|---|
| | | Timescale | • | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | 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. |
| | for housing guarantee by Defra as | therefore hat that the occu s a major so | as the potent upants of the urce of noise | tial to support par development wo The site is also it is considered th | ticipation in spo uld choose to p within 200m of | ort and exercise althoral partake in sport or ex the Metrolink line where site for housing co | f open space and within 1800m of a spoough it is recognised that the physical patercise. The site is however within 200m hich is another source of noise. Consequald have a negative impact on the obje | roximity to these facilities does not of the A56 which has been identified uently, due to the proximity of the site |
| S9. Protect and improve local | 0 | + | + | Medium | Local | Long term | Improved perceptions of the area | |
| neighbourhood quality | | | | | | | rance of a neglected site that detracts fr s the potential to have a positive impact | |
| Environment | | • | | · · · | | · • | · | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | |
| on the environment | Modelling I site, includ on Chester the use of developme to have a s | Report as op ing a primary Road, whic public transp ent that it wo | erating with y school and h is a Quality ort and walk uld be likely the pact on the co | a volume over call a GP surgery, and Bus Corridor, and ing and cycling as to accommodate, objective. | pacity ratio of 8 d the site is wit d within 800m s an alternative it is considered | 55% or greater. Ther hin 50m of on-road of Cornbrook Metrol to travelling by car. If that the proposed u | ocated in close proximity to roads that ver are however a number of facilities with cycle routes on Chester Road. The site ink station. As such, the development of Consequently, and taking into account use may not lead to an increase in cong | nin convenient walking distance of the is also less than 250m from bus stops if the site for housing could promote the size of the site and scale of estion and would therefore be unlikely |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. |
| - | from this w natural ass developme | rildlife corrido sets. The site ent. The use | or by existing is within 30 of the site fo | employment area Om of existing gre r housing could th | as and the A56 enspace and herefore have a | . The development of as the potential to e positive impact on t | ly within 300m of a wildlife corridor to the of the site is therefore unlikely to have a nhance existing open space or wildlife he objective but there only a low level of the towards improving biodiversity/gree | significant impact on any designated nabitat within 300m of the f certainty over this impact due to it |

| Land at Chester Road/Cornl | brook Roa | nd Park/Vi | rgil Stree | t | | | | | | | | |
|--|------------------------|---|----------------------------|--------------------|-----------------|-----------------------|---|--|--|--|--|--|
| | • | Timescale | ; | | | Nature of Eff | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | | |
| | measures. | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | | |
| change | low/mediur | | ding and its | proposed use for | | | vater management zone. The site is the rtunities to reduce flood risk elsewhere. | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | |
| | developme unknown w | ent could be r | managed us /aste genera | ing options at the | top of the wast | te hierarchy, such as | inily off-site provision for the manageme s prevention, preparing for re-use and re waste hierarchy and, as such, the propo | ecycling. It is however presently | | | | |
| E6. Conserve land resources and | 0 | ++ | ++ | Medium | Local | Long term | | | | | | |
| reduce land contamination | contaminat | The site comprises of an area of previously developed land and has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site could result in the reclamation of high risk contaminated land and could therefore have a major positive effect on the objective. | | | | | | | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| quality | | | | | | | ntially high risk site on the Trafford Cont using is therefore unlikely to have a sigr | | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | | |

| Land at Chester Road/Cornl | brook Roa | ıd Park/Vi | rgil Street | | | | | |
|--|--|---|---|---|---|---|--|---|
| | | Timescale | | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| quality | convenient and taking traffic flow | walking dist into account or have a sig | ance of the s the size of t nificant impa | site and it is also I he site and scale act on air quality. | ess than 250m of developmen Nevertheless, | from a bus stop on t it would be likely to as the significance of | ential to generate traffic. Nevertheless, the a Quality Bus Corridor and within 800m to accommodate, the use of the site for his fany impact on air quality can only be tropact on this objective. | of a Metrolink station. Consequently, ousing is unlikely to increase road |
| E9. Protect and enhance the diversity and distinctiveness of | 0 | ++ | ++ | High | Local | Long term | Secondary impacts on sense of place and perceptions of the area. | |
| landscape and townscape character and cultural facilities | English He not make a | ritage which positive cor | states that t tribution to t | he area is in very he character of th | poor condition e conservation | and deteriorating. T | Conservation Area is included on the Her he site itself comprises of a number of v redevelopment of the site has the potent ective. | acant and under used building that do |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | | | ficant effects on the objective. | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | |
| as a tourism destination | The propos | sed use of th | e site is not | a tourism use and | it is therefore | unlikely to have any | significant effects on the objective. | |
| EC4. Encourage the long term sustainability of Trafford's Town | | | | | | | the scale of development it would be lik | |
| Centres | 1 | | | | | | ility of Trafford's town and district centre | S |
| EC5. Improve the social and environmental performance of the economy | The propose economy. | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A susiness use ar | N/A nd is unlikely to have | e any significant effects on the social or e | environmental performance of the |
| Sustainability Summary | | | | | | | | |

| Land at Chester Road/Cornbrook Road Park/Virgil Street | | | | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The use of the Chester Road/Cornbrook Park Road/Virgil Street site for housing has the potential to have a positive impact a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. It would also 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. The use of the site for housing could also have some positive effect on the objectives relating to reducing the impacts of climate change and reducing contributions to climate change.

The site is however less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on health. It is considered that the use of the site for housing is unlikely to have a negative impact on any of the other sustainability objectives. It is however uncertain whether the proposed use would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. Securing developer contributions towards the creation of additional capacity at local primary schools is likely to be a key mitigation measure. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.

Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.



| Site Address | Land at Warwick Road South, Old Trafford | | |
|----------------|--|-----------|---------|
| Site Reference | Employment Land 60022, SHLAA 1447 | | |
| Proposed Use | Housing | Site Area | 0.36 ha |

| Land at Warwick Road Sout | h, Old Tra | fford | | | | | | |
|---|--|--|---|---|--|---|--|---|
| | | Timescale |) | | | Nature of Ef | fect | |
| 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 housing market between availability and demand | type and to the Priority potential to Assessment Core Strate | enure of house Regeneration make a long nt (SHMA) (2 egy policy L2 contribution | sing that wou on Areas and g term contri 2008) and up this reflec | uld be delivered, 0 d specifically prom bution to the need odate report (2010 ts current issues r | Core Strategy p notes housing of d for family and l). As documen relating to viabi | olicy L3 seeks to brown to be obtained affordable housing, ted in the SHLAA, the bits in this part of the | Cumulative impact with other developments on securing a more balanced housing market. y Regeneration Area. Although there is loaden the range (including affordability afford which diversifies the housing sto as identified in the Greater Manchester he site is however in an area that is classe Borough and policy L2 would only requinty that the site would make a significant | and type) of the housing stock within ock. The site therefore has the Strategic Housing Market sified as a 'cold' market location by ire any development on the site to |
| S2. Improve accessibility for all to essential services and facilities | | | | | | | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services. n and within 20 minutes travel time of ese. Whilst it is recognised that public transports. | |
| | the site is v | within a Prior | ity Regenera | ation Area that is a | a focus for sign | ificant levels of deve | elopment. Consequently, there is a high najor positive impact on the objective in | level of certainty that that these public |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | |
| | adjacent to | proposed c | ycle routes t | hat will form part o | of the Strategic | Active Travel Netwo | station and within walking distance of a ork. The use of the site for housing there herefore have a major positive impact or | efore has the potential to significantly |

| Land at Warwick Road Sout | | | | | | | | | | |
|---|---|--------------------------------|-----------------------------|---------------------------------------|------------------------------------|--|--|---|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | |
| | type of hou | using that wo site for hous | uld be delivering would the | ered on the site, a erefore have a po | ny housing woo sitive impact or | uld have the potentian the objective. Ther | yment uses. Although there is presently al to be designed in accordance with Co re is however only a low level of certainty Strategy policy L7.4. | re Strategy policy L7.4. The proposed | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | |
| | The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a n positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | nlikely to hav | re an impact on co | ommunity facilit | ies and is unlikely to | o have any significant effect on the object | ctive. | | |
| S7. Improve qualifications and skills of the resident population | 0 | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | |
| | The site is within the catchment areas of Old Trafford Community Primary School, Kings Road Primary School and Seymour Park Primary School. Each of these sites is within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School has a small surplus of places, both Kings Road Primary School and Old Trafford Community Primary School are presently operating above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective. | | | | | | | | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | |

| Land at Warwick Road Sout | h, Old Tra | afford | | | | | | | | | |
|--|--|--|-----------------------------------|---|-------------------------------------|---|---|---|--|--|--|
| | | Timescale | | | | Nature of Eff | ect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | The site is this source | within 200m of noise pol | of a Metrolir lution, it is co | nk line which has l onsidered that the | peen identified proposed use | by Defra as a major of the site for housing | source of noise pollution. Consequently ng has the potential to have a negative i | /, due to the proximity of the site to mpact on the objective. | | | |
| S9. Protect and improve local neighbourhood quality | 0 | + | + | Medium | N/A | N/A | Secondary impacts on perceptions of the area | | | | |
| | | | | • | | | lict and neglected sites identified on the e impact on the objective. | Trafford Derelict Property and Sites | | | |
| Environment | | | | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | | | | |
| on the environment | including a site for hou of the site | The use of the site for housing will inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site, including a primary school and a local centre. The site is also less than 250m from a bus stop and within 800m of a Metrolink station. As such, the development of the site for housing 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 the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective. | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | | |
| | | | | | | | n 300m of a wildlife corridor but is separ | | | | |
| | areas of gr habitat with | eenspace ar nin 300m of t | nd the propos he developm | sed use of the site nent. There is how | e therefore has vever only a lov | the potential to make v level of certainty o | pact on these designated natural assets to a contribution towards the enhancemover this impact due to it being uncertain | ent of existing open space or wildlife | | | |
| F2 Dadwar contributions to | 1 | | | owards improving | | | Consider inspects accessinted with | Line of the development | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | |
| | measures. | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | |

| Land at Warwick Road Sout | h, Old Tra | ifford | | | | | | | | | | |
|--|------------------------|--|----------------------------|---------------------|--------------------|------------------------|---|--|--|--|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| change | to surface | The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing could provide some opportunities to reduce flood risk elsewhere and have a positive effect on the objective. | | | | | | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | |
| | developme unknown w | ent could be r | managed us /aste genera | ing options at the | top of the wast | e hierarchy, such as | ainly off-site provision for the manageme s prevention, preparing for re-use and re waste hierarchy and, as such, the propo | ecycling. It is however presently | | | | |
| E6. Conserve land resources and | 0 | + | + | Medium | Local | Long term | | | | | | |
| reduce land contamination | The site co | mprises of a | n area of va | cant, previously d | eveloped land. | The site is identified | ed as an area of potentially medium risk | contaminated land on the Council's | | | | |
| | | ted Land Pri the objective | | apping. The prop | osed use could | therefore result in t | the reclamation of a contaminated site a | and could therefore have a positive | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| quality | The propos | sed use of th | e site would | result in the reme | ediation of a site | e included on the Tr | rafford Contaminated Land Prioritisation | mapping. The site is however in | | | | |
| | | | | | | | have a significant impact on water qual | | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | | |
| quality | The use of | the site for h | ousing will | inevitably generate | e some traffic a | and result in vehicula | ar emissions. Nevertheless, the site is n | ot within 200m of an AQMA and it is | | | | |
| | | | | | | | and taking into account the scale of dev | | | | | |
| | | | | | | | t on air quality. Nevertheless, as the sig | | | | | |
| | can only be | e truly quanti | fied by unde | | | | re is only a low level of certainty in relat | ion to the impact on this objective. | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| diversity and distinctiveness of | | | | | | | | approximately 350m from the site and is | | | | |
| landscape and townscape | | | | | | | site is the grade II listed Trafford Town | | | | | |
| character and cultural facilities | | | | | | | nd LCCC ground. The use of the site hor gnificant impact on this objective. | using is therefore unlikely to have a | | | | |

| Land at Warwick Road Sout | h, Old Tra | fford | | | | | | | | | |
|--|-------------------------|--|--------------------|-----------------------------|---------------------------|-------------------------------|---|---------------------------------|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| contribution to regional growth | one of the | other location | ns where po | licy W1 seeks to f | ocus employm | ent development an | identified as employment land. The site d planning permission has previously be have any significant effect on the object | en granted for residential | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| disadvantage | The propos | sed use of the | e site is not | an employment u | se and is unlike | ely to have any signi | ficant effect on the objective. | | | | |
| EC3. Enhance Trafford's image as a tourism destination | O The propos | 0 sed use of the | 0 e site is not | Medium a tourism use and | N/A d is unlikely to h | N/A have any significant | effect on the objective. | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | 0 The site is | The proposed use of the site is not a tourism use and is unlikely to have any significant effect on the objective. O O O Medium N/A N/A The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. | | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy | O The proposeconomy. | 0 sed use of the | 0 e site is not | Medium a commercial or b | N/A ousiness use ar | N/A nd is unlikely to have | e any significant effect on the social or er | nvironmental performance of the | | | |
| Sustainability Summary | | | | | | | | | | | |

| Land at Warwick Road South, Old Trafford | | | | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the land at Warwick Road South for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objectives relating to local neighbourhood quality and crime and fear of crime.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, the use of the site for housing could also have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; protecting and enhancing open space; and conserving land resources and reducing land contamination. It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The proposed use of the site could however have some negative impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. 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 | | | | | |

| Site Address | Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford | | | | | | | | |
|----------------|--|-----------|---------|--|--|--|--|--|--|
| Site Reference | Employment Site 60027; SHLAA 1885 | | | | | | | | |
| Proposed Use | Housing | Site Area | 0.68 ha | | | | | | |

| Land bounded by Northumb | perland Ro | oad, East | Union Str | eet & Blackle | y Street, Old | d Trafford | | | | | |
|------------------------------------|-------------|---|---------------|--------------------|-------------------|-----------------------|---|------------------------------------|--|--|--|
| | ' | Timescale |) | | | Nature of Eff | iect | | | | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | | | |
| | years | years | years | | | | synergistic | | | | |
| Social | | | | | | | | | | | |
| S1. Achieve a better balance and | 0 | ++ | ++ | Low | Local | Long term | Cumulative impact with other | Provision of more specific | | | |
| mix in the housing market | | | | | | | developments on securing a more | information about the housing | | | |
| between availability and demand | | <u> </u> | | <u> </u> | | | balanced housing market. | requirements for site. | | | |
| | | | | | | | y Regeneration Area. Although there is p | | | | |
| | | be and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within e Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | as identified in the Greater Manchester | | | | |
| | | | | | | | ne site is however in an area that is class | | | | |
| | | | | | | | Borough and policy L2 would only require that the cite would make a significant | | | | |
| | housing ne | | i to anordabi | e nousing. As suc | in, there is only | a low level of certa | inty that the site would make a significar | it contribution towards allordable | | | |
| S2. Improve accessibility for all | 0 | ++ | ++ | High | Local | Long term | Cumulative impact with other | | | | |
| to essential services and | | | | riigii | Local | Long term | developments in Old Trafford on the | | | | |
| facilities | | | | | | | maintenance and enhancement of | | | | |
| | | | | | | | public transport services. | | | | |
| | Old Traffor | d Communit | v Primary Sc | chool is immediate | elv to the east o | of the site and there | is a GP Surgery to the north east on City | v Road. The site is also less than | | | |
| | | | | | | | rom Cornbrook Metrolink station and wit | | | | |
| | | | | | | | positive impact on the objective. Whilst | | | | |
| | | | | | | | ocus for significant levels of developmen | | | | |
| | | | | | | | the proposed use would have a major po | | | | |
| | long term. | | | • | • | | | , | | | |
| S3. Enhance transport | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | |
| infrastructure, improve choice of | | | | | | | developments in Old Trafford on the | | | | |
| travel mode and quality of life to | | | | | | | maintenance and enhancement of | | | | |
| all communities. | | | | | | | public transport services | | | | |

| Land bounded by Northumk | perland Ro | oad, East | Union Str | eet & Blackle | Street, Ol | | | | | |
|---|--|---|--|---|---|--|--|---|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| | cycle route the site for | s on Chester | r Road and refore has th | Stretford Road. It in a potential to sign | s also less tha | n 400m from a Qua | a primary school and a GP surgery, and lity Bus Corridor and within 800m of Cortransport and/or participation in walking | rnbrook Metrolink station. The use of | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | |
| | limited info Strategy po | rmation availolicy L7.4. Th | lable on the ne proposed | type of housing thuse of the site for | at would be de housing would | elivered on the site, d therefore have a p | er other uses, including open space to the any housing would have the potential to positive impact on the objective. There is all be in accordance with Core Strategy | be designed in accordance with Core however only a low level of certainty | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | |
| | The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is un | likely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | o have any significant effect on the object | ctive. | | |
| S7. Improve qualifications and skills of the resident population | 0 | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | |
| | places and also locate site for hou | I the propose od in close pro using would h | d use of the eximity to S nave a posit | site for housing of Alphonsus RC Pive impact on a sc | ould place add imary School v hool with surpl | litional pressure on which currently has us places or genera | school is within a Priority Regeneration A this school by generating the need for m a surplus of places. As such, it is uncertate the need for extra capacity to be proven a surplus on the objective. | nore school places. The site is however ain whether the proposed use of the | | |

| Land bounded by Northumk | erland Ro | oad, East | Union Str | eet & Blackle | y Street, Old | | | | | | |
|--|---|--|--|---|--|--|---|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | |
| | The site is within 200m of Stretford Road and Chester Road, both of which have been identified by Defra as a major source of noise pollution. Consequently, due the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing has the potential to have a negative impact of the objective. | | | | | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| neighbourhood quality | | | | | | | nt of any neglected land/sites identified | on the Trafford Derelict Property and | | | |
| | Sites list. | As such, the | proposed us | se of the site for h | ousing is unlike | ely to have any signi | ficant effect on the objective. | | | | |
| Environment | | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | 0 | 0 | Low | N/A | N/A | located in close proximity to roads that v | | | | |
| | site, includ on Chester the use of developme | ing a primary r Road, whic public transp ent that it wo | / school and h is a Quality ort and walk | a GP surgery, and Bus Corridor, and ing and cycling as a accommodate, | d the site is wit d within 800m s an alternative | hin 50m of on-road of Cornbrook Metrol to travelling by car. | re are however a number of facilities with cycle routes on Chester Road. The site link station. As such, the development of Consequently, and taking into account use may not lead to an increase in cong | is also less than 250m from bus stops f the site for housing could promote the size of the site and scale of | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | | |
| ino pino ogica i sata so | | | | | | | | | | | |

| Land bounded by Northumb | erland Ro | oad, East | Union Str | eet & Blackley | Street, Ol | d Trafford | | | | | |
|--|---|-----------------|----------------------------|---------------------|-----------------|----------------------|---|--|--|--|--|
| | | Timescale | ; | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | |
| | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | | |
| E4. Reduce impact of climate change | 0 | ++ | ++ | Medium | Local | Long term | w susceptibility to surface water flooding | | | | |
| | in other loc objective. | ations, throu | gh, for exan | nple, the use of Su | ıDŠ. As such, | the proposed use of | previously developed site offers significe the site for housing has the potential to | have a major positive impact on the | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | |
| | developme unknown w | ent could be r | managed us /aste genera | ing options at the | top of the wast | e hierarchy, such as | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propos | ecycling. It is however presently | | | |
| E6. Conserve land resources and | 0 | + | + | Medium | Local | Long term | | | | | |
| reduce land contamination | Council's C | | d Land Priori | | | | part of the site is identified as potentially result in the reclamation of a contamina | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| quality | | | | | | | afford Contaminated Land Prioritisation have a significant impact on water quali | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | |

| Land bounded by Northumk | | | | eet & Blackle | y Street, Ol | | | |
|--|---|--|--|---|--|--|--|---|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| quality | it is less that the scale of Neverthele level of cer | an 250m fror f developme ss, as the si tainty in rela | n bus stops nt that is like gnificance of tion to the in | on Stretford Road ely to be delivered fany impact on ain pact on this obje | I and Chester I on the site, it i r quality can or ctive. | Road and less than s considered that the struly quantified | ehicular emissions. Nevertheless, the sit 800m from Cornbrook Metrolink station. he proposed use is unlikely to have a sigr d by undertaking a formal Air Quality Imp | Consequently, and taking into account nificant impact on air quality. |
| E9. Protect and enhance the diversity and distinctiveness of | 0 | ++ | ++ | High | Local | Long term | Secondary impacts on sense of place and perceptions of the area. | |
| landscape and townscape character and cultural facilities | Empress C very poor of setting of the | conservation condition and | Area is included the deterioration area. As | uded on the Herita g. The site itself c s such, the redeve | ige at Risk Reg omprises of ar | gister compiled by E n area of vacant, pre | m of the Grade II listed essence Factory inglish Heritage. This register lists the En eviously developed land that detracts fror all to significantly enhance a conservation | npress Conservation Area as being in method the character of the area and the |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | Trafford Pa | ark Core and ore recomme | the Trafford ands that it s | Employment Lan | d Study (2009) rt of the Borou | notes that permiss | ncluded in the employment land portfolio. ion has previously been granted for none ne site not being available. As a result, th | e employment development on the site |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment u | | | ificant effect on the objective. | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | |
| as a tourism destination | | | | | | | effect on the objective. | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | |
| sustainability of Trafford's Town Centres | | | | | | | ite and the scale of development it would y and viability of Trafford's town and dist | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| environmental performance of the economy | The propose economy. | sed use of th | e site is not | a commercial or b | ousiness use a | nd is unlikely to have | e any significant effect on the social or e | nvironmental performance of the |

| Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| Timescale Nature of Effect | | | | | | | | | | |
| SA Objective $0-5$ $5-10$ $10+$ Certainty Scale Permanence Secondary, cumulative, synergistic Mitigation | | | | | | | | | | |

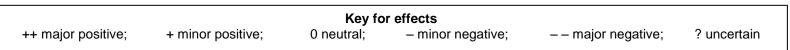
Sustainability Summary

The proposed use of the land bounded by Northumberland Road, East Union Street and Blackley Street for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, by resulting in the redevelopment of an area of vacant, poorly-maintained, previously developed land, the use of the site has the potential to significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. The use of the site for housing could also have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; protecting and enhancing open space; and conserving land resources and reducing land contamination.

The proposed use of the site could however have some negative impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. 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.

It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.



| Site Address | Land off Bold Street, Old Trafford | | |
|----------------|------------------------------------|-----------|--------|
| Site Reference | SHLAA 1934 | | |
| Proposed Use | Housing | Site Area | 6.4 ha |

| Land off Bold Street, Old Tra | afford | | | | | | | | | | | |
|---|---|---|--------------|-----------|-----------------|---------------|---|---|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | | |
| 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 housing market between availability and demand | ++ | ++ | ++ | Low | 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. | | | | |
| | information of the hous therefore h Market Ass | The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Regeneration Area and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | | | | | |
| | bus stop at objective. \ developme | There are is range services and facilities within walking distance of the site, including a number outside of the plan area, and the site is also less than 250m from a pus stop and within 20 minutes travel time of essential services by public transport. As such, both 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 significant focus for 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 this objective in the long term. | | | | | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | + | + | + | Low | Local | Long term | Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | | |

| Land off Bold Street, Old Tra | fford | | | | | | | | | | |
|--|---|--------------------------------|--------------------------------|---|-------------------------------------|---|--|---|--|--|--|
| | • | Timescale | • | | | Nature of Eff | ect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | therefore h The site is | as the poter not however | itial to improv within 400m | ve the use of publ | ic transport and Corridor or 800 | d/or participation in v Om of a train/Metrolir | e is less than 250m from a bus stop. The valking or cycling and could therefore hank station and, as such, there is only a lo | ave a positive impact on the objective. | | | |
| S4. Reduce crime, disorder and the fear of crime | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |
| | delivered o would there | on the site, a efore have a | ny housing w significant p | ould have the potositive impact on | tential to be deathe | signed in accordanc | presently limited information available of e with Core Strategy policy L7.4. The property allow level of certainty over this impact. | oposed use of the site for housing | | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | |
| | The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. Nevertheless, as the proposed use of the site is for housing rather than an economic or community use, there is only a low level of certainty that the proposed use of the site would have a significant impact on the objective. | | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| community identity and welfare | | | | | | | an area of public open space. Conseque | | | | |
| and value diversity, improve equity and equality of | | | | | | | n space in a location that was identified raisal concluded that the use of the site | | | | |
| opportunity | | | | | | | the area of open space. The site has be | | | | |
| , , , , , , , , , , , , , , , , , , , | | | | | | | impact on the objective. | | | | |
| S7. Improve qualifications and skills of the resident population | ? | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. | | | |
| | to St Alpho Primary Sc | nsus RC Pri chool have a | mary School surplus of pl | . All of these scho aces, Kings Road | ools are within to Primary Scho | the Old Trafford Prio ol and Old Trafford (| ool and Old Trafford Community Primar rity Regeneration Area. Whilst Seymou Community Primary School presently op | Park School and St Alphonsus erate above capacity. As such, it is | | | |
| | | | | | | | on a school with surplus places or gene for housing would have an uncertain im | | | | |
| S8. Improve the health and, | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | paor on the objective. | | | |

| Land off Bold Street, Old Trafford | | | | | | | | | |
|--|---|-----------------|---------------|------------------|-----------------|-----------------------|--|--|--|
| | | Timescale | • | | | iect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |
| inequalities in health of the population | The site has been appraised in two stages. The original boundary of the site contained an area of public open space. Consequently, the proposed use of the site for housing would have resulted in the loss of an area of open space in a location that was identified by Trafford's Green and Open Spaces Assessment of Need (2009) as being deficient in open space provision. The initial appraisal therefore concluded that the proposed use of the site could have a negative impact on the objective by reducing opportunities for participation in sport and recreation. The boundary of the site has however subsequently been revised to exclude the area of open space and the site has been re-appraised on this basis. The revised boundary would result in development taking place in a location that is within 300m of public open space and less than 1800m from a sports facility. The use of the site for housing therefore has the potential to have some 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. | | | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | |
| neighbourhood quality | The propos | sed use wou | ld not result | in the improveme | nt of any negle | cted land/sites ident | ified on the Trafford Derelict Property ar | nd Sites list. As such, it is unlikely to | |
| | have any s | significant eff | ects on the c | bjective. | , , | | | · | |
| Environment | | | | | | | | | |
| E1. Reduce the effect of traffic | - | - | - | Low | Local | Long term | Secondary impacts on greenhouse | Secure contributions towards public | |
| on the environment | | | | | | | gas emissions and air quality. | transport enhancements | |
| | 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 would inevitably generate a degree of traffic. There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. As such, the proposed use of the site could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. Nevertheless, the site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink station. Consequently, and taking into account the scale of development that could be accommodated on the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective. | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | ++ | ++ | ++ | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | |

| Land off Bold Street, Old Trafford | | | | | | | | | | |
|--|---|---|--------------|---------------------|------------------|---------------------|---|--|--|--|
| | • | Timescale | • | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| | The site has been appraised in two stages. The original boundary of the site contained an area of public open space. Consequently, as the proposed use of the site would have resulted in the loss of an area of public open space, the initial appraisal concluded that the use of the site for housing would have a negative impact on the element of the objective that relates to protecting open space. The boundary of the site has however been revised to exclude this area of open space and the site boundary has been re-assessed on this basis. The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significant impact on these designated natural assets. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and is of a scale where an on-site open space contribution would be required by the Planning Obligations SPD. The proposed use of the site therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace. | | | | | | | | | |
| E3. Reduce contributions to climate change | measures. | As such, the | proposed ι | ise of the site has | the potential to | reduce contribution | Secondary impacts associated with climate change I technologies and/or other low carbon, resto climate change. There is however the compact of the compact | | | |
| | impact due | to it being u | ncertain wh | | | d on the site would | incorporate these measures. | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | |
| change | that are mo | The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. | | | | | | | | |
| 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. | | |
| | options at t | The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |

| Land off Bold Street, Old Tra | afford | | | | | | | | | |
|--|---|-----------------|--------------|--|----------------|--------------------|--|--|--|--|
| | | Timescale | • | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| reduce land contamination | The site has been appraised in two stages. The original boundary of the site contained an area of public open space and, as a result, the initial appraisal concluded that the proposed use of the site had the potential to have a negative impact on this objective by resulting in the loss of an area of greenfield land. The boundary of the site has however subsequently been revised to exclude the area of open space and the site has been re-appraised on this basis. The revised site boundary would result in development taking place on previously developed land but the site is not identified by the Contaminated Land Prioritisation Mapping as potential contaminated land. Both of the proposed uses are therefore unlikely to have a significant impact on the objective. | | | | | | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| quality | | | | | | | ne site would not result in the remediatio | | | |
| | database o | or the Traffor | d Contamina | ted Land Prioritis | ation mapping. | As such, the propo | sed use is unlikely to have a significant i | mpact 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 contributions towards public transport enhancements. Application of maximum parking standards. | | |
| | The site is not within 200m of an AQMA and is within 250m of a bus stop. There are also a number of facilities and services within convenient walking distance of the site. The site is not however within particularly close proximity of a Quality Bus Corridor or a Metrolink station and the use of the site four housing, particularly of the scale envisaged by the SHLAA, would inevitably generate some traffic and result in some vehicular emissions. Consequently, it is considered that the proposed use has the potential to have a negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | The site is not within 300m of any designated heritage assets within Trafford. There are however a number of designated heritage assets outside of the plan area which are in relatively close proximity to the site, including the Grade II* listed Church of St Mary's and the Grade II listed St Mary's House, Loreto College Chapel and former St Mary's School. The site is however separated from these designated heritage assets by existing built development, including the more modern buildings at Loreto College. As such, it is considered that the proposed use of the site is unlikely to affect the setting of these buildings and, as such, is unlikely to have a significant impact on the objective. | | | | | | | | | |
| Economic | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | |
| contribution to regional growth | | | | an employment u any significant eff | | | ot result in the loss of a site that has pre- | viously been identified as employment | | |

| | | Timescale | | | | | | | |
|---|--|--------------------|--------------------|----------------------------|-------------------------|------------|---|------------|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage | O The propos | 0 sed use of th | 0 e site is not | Medium an employment us | N/A se and is unlike | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. ficant effects on the objective. | | |
| EC3. Enhance Trafford's image as a tourism destination | 0 | 0 | 0 | Medium | N/A | N/A | significant effects on the objective. | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | town centre | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy Sustainability Summary | ance of The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance economy. | | | | | | | | |

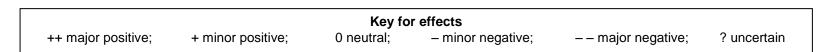
| Land off Bold Street, Old Trafford | | | | | | | | | | |
|------------------------------------|----------------------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|
| | Timescale Nature of Effect | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |

The proposed use of the land off Bold Street for housing has the potential to have a positive impact a number of sustainability objectives. In particular, the proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing poverty and social exclusion; and reducing crime and fear of crime. The proposed use also has the potential to have some positive impact on the objective relating to improving choice of travel mode.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective relating to reducing the impacts of climate change and some positive effect on the objective of reducing contributions to climate change. Given that the proposed use of the site is not an economic use, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The site has been appraised in two stages. The initial boundary of the site included an area of public open space. Consequently, any development on this site would have resulted in the loss of an area of public open space in a location that has been identified by Trafford's Greenspace Strategy as already being deficient in open space. The initial appraisal of the site therefore concluded that the use of the site for housing could have a major negative impact on the objective that relates to protecting open space; and a negative or uncertain impact on the objectives concerned with health; conserving land resources; and community welfare. The boundary of the site has subsequently been amended to exclude this area of public open space and the site has been re-appraised on this basis. This re-appraisal has concluded that the use of the site for housing would no longer have any significant impact on the objectives that relate to conserving land resources and community welfare. It has also concluded that the proposed use of the site could have some positive impact on the objective that relates to health by resulting in development taking place in a location that could encourage participation in sport and recreation. In addition, the re-appraisal indicates that the proposed use of the site could now have a major positive impact on the objective that relates to open space.

The proposed use of the site for housing does however have the potential to have an uncertain impact on several objectives. The use of the site for housing could generate additional traffic and the proposed use could therefore have a negative impact on the objectives that relate to air quality and reducing the effects of traffic on the environment. The use of the site for housing would also have an uncertain impact on the objective relating to education and skills due to it being unclear whether it would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact of the proposed use 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.



| Site Address | Former Royal Canal Works, South of Edge Lane, Stretford | | |
|----------------|---|-----------|---------|
| Site Reference | SHLAA 1688 | | |
| Proposed Use | Housing | Site Area | 0.63 ha |

| Former Royal Canal Works, South of Edge Lane, Stretford | | | | | | | | | | | | |
|---|---|--|-------------------------------|-------------------|-----------------------------------|---|--|--|--|--|--|--|
| | | Timescale | ; | | | Nature of Eff | iect | | | | | |
| 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 housing market between availability and demand | + | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | | | |
| | presently li | mited informousing both i | ation on the n terms of si | type and tenure o | of housing that we use of the sit | would be delivered, e for housing theref | an area and which is also within a Rege Core Strategy policy L2 seeks to ensure ore has the potential to make a long terr g Market Assessment (SHMA) (2008) a | that new development delivers a n contribution to Trafford's need for | | | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services. | | | | | |
| | Quality But major posit for investm | There a number of services and facilities within walking distance of the site, including a primary school and Stretford town centre. The site is less than 400m from Quality Bus Corridors on Edge Lane and Chester Road and is also within 800m of Stretford Metrolink station. As such, the use of the site for housing 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 Regeneration Area that is a focus for investment. Consequently, there is a good level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term. | | | | | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services. | | | | | |
| | Bus Corrid the site for | There are a number of facilities within convenient walking distance of the site and the site is less than 400m from bus stops on Chester Road and Edge Lane Quality Bus Corridors within 800m of Stretford Metrolink station. The site is also within 50m of an off-road cycling route that runs alongside the Bridgewater Canal. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective. | | | | | | | | | | |

| Former Royal Canal Works, | South of | Edge Lan | e, Stretfo | rd | | | | | | | | |
|---|--|--|---------------------------------|---|-------------------------------------|------------------------|---|---|--|--|--|--|
| | | Timescale | • | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | |
| | type of hou | using that wo using could th | ould be delive nerefore have | ered on the site, a e a positive impac | ny housing wou at on the objecti | uld have the potentia | r other uses. Although there is presently al to be designed in accordance with Co er only a low level of certainty over this i olicy L7.4. | re Strategy policy L7.4. The use of the | | | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | contributio on the obje | The proposed use of the site would result in the provision of housing in an accessible location within the Longford Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | nlikely to hav | e an impact on co | mmunity faciliti | ies and is unlikely to | have any significant effects on the obje | ective. | | | | |
| S7. Improve qualifications and skills of the resident population | - | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at Victoria Park primary school. | | | | |
| | | | | | | | rently operating over capacity and the use a negative impact on this objective. | ise of the site for housing could place | | | | |
| S8. Improve the health and, | = | - | - | Low | Local | Long term | Secondary impacts on quality of life | | | | | |
| inequalities in health of the population | participation developments pollution. It | - - Low Local Long term Secondary impacts on quality of life The site is within 1800m of a sports facility and is within close proximity of off-road cycle routes and recreation routes. The propose use could therefore support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of Edge Lane, which is identified by Defra as a major source of noise pollution. It is also within 200m of the Metrolink line which is another source of noise. Due to the proximity of the site to these sources of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective. | | | | | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | , | | | | | |

| Former Royal Canal Works, | | | | rd | | Nature of Ef | | |
|--|---|--|--|---|---|--|--|--|
| | | Timescale | • | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| neighbourhood quality | | | | | | | ent of any neglected land/sites identified ificant effects on the objective. | on the Trafford Derelict Property and |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | |
| on the environment | Transport swalking dis 800m from travelling b | Strategy (200 stance of the a Metrolink by car. Conse | 99) as a rout site, includir Station. As s quently, and | e that experiences ng Stretford town of such, the develop If taking into accou | s periods of accentre. In addit ment of the site unt the size of t ion and would | ute and serious con ion, the site is adjac for housing could p he site and scale of | is located in close proximity to the A56 gestion. There is however a significant repent to cycleways and within 400m of two fromote the use of public transport and very to have a significant impact on the object. | number of facilities within convenient of Quality Bus corridors and less than walking and cycling as an alternative to ecommodate, it is considered that the ective. |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | The site is | in excess of | - 300m of a 9 | Low | Local | Long term | Secondary impacts on the image of the local area s use for housing is unlikely to have a significant content. | Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. |
| | site is how of the site | ever immedia for housing o | ately adjace ould therefo | nt to a designated re have a negativ | wildlife corrido e impact on the | or and its use for hou e objective. Howeve | using could adversely affect this designary, in the absence of appropriate ecologicate of certainty over this impact. | ted natural asset. The proposed use |
| 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 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rous to climate change. There is however of incorporate these measures. | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | |
| change | areas that | are more sus | sceptible to | surface water floo | ding and the re | development of this | w susceptibility to surface water flooding s previously developed site offers signific f the site for housing has the potential to | ant opportunities to reduce flood risk |

| Former Royal Canal Works, | South of | Edge Lan | e, Stretfoi | rd | | | | | | | |
|--|--|--|-----------------------------|--------------------------------------|-------------------------------------|--|---|--|--|--|--|
| | | Timescale | • | | | 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. | | | |
| | developme unknown v | ent could be | managed usi vaste genera | ng options at the ted by the site wo | top of the wast ould be dealt wi | e hierarchy, such as th at the top of the w | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propos | ecycling. It is however presently | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| reduce land contamination | Trafford Co | The site comprises of an area of vacant, previously developed land. However, it is not an NLUD site and is not identified as a potentially contaminated site by the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the treatment of contaminated land and, as such, is unlikely to have a significant effect on the objective. | | | | | | | | | |
| E7. Protect and improve water quality | + | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area and the use of the canal for recreation | | | | |
| | | | | | | | the Bridgewater Canal. The developmenture that the potential to have a positive | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | |
| quality | convenient and taking traffic flow | The site is located within an AQMA and its development for housing does have the potential to generate traffic. Nevertheless, there are a number of facilities within convenient walking distance of the site and it is also less than 250m from a bus stop on a Quality Bus Corridor and within 800m of a Metrolink station. Consequently, and taking into account the size of the site and scale of development it would be likely to accommodate, the use of the site for housing is unlikely to increase road traffic flow or have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | buildings w | ithin 300m c | of the site, the | ese include the fo | rmer Essoldo C | Cinema, the Bridgew | set is however in excess of 500m from t vater Canal Aqueduct, St Matthew's chu The proposed use of the site is therefor | rch and Chester Road Civic Theatre. | | | |
| | | | | ave a significant e | | | , , | , | | | |

| Former Royal Canal Works, | South of | Edge Lan | e, Stretfo | rd | | | | |
|--|----------------------|-------------------------------|--------------------------------|---|--------------------------------------|-------------------------|--|--|
| | | Timescale | | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | se and is unlike | ely to have any signi | ficant effects on the objective. | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | ied by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | + | + within 300m | + of Stretford | Low | Local | Long term | Job creation and reduced levels of deprivation using has the potential to have a positive | impact on the long term sustainability |
| Centres | of this cent | re by increas lated on the | sing spend ir site, and tak | n, and enhancing t ing into account th | the vitality and ne relative ease | viability of, this town | n centre. Nevertheless, given the scale o site to Manchester City Centre, it is con | f development that is likely to be |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| environmental performance of the economy | The propose economy. | sed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | e any significant effects on the social or e | environmental performance of the |
| Sustainability Summary | • | | | | | | | |

| Former Royal Canal Works, South of Edge Lane, Stretford | | | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the former Royal Canal Works site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Longford 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. The proposed use of the site also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.

The use of the site for housing could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; and improving water quality. The proximity of the site to Stretford town centre means that the proposed use of the site for housing also has the potential to have a positive effect on the economic objective relating to encouraging the long term sustainability of Trafford's town centres by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, and taking into account the relative ease of access from the site to the Regional Centre, it is considered that there is only a relatively low level of certainty that the proposed use of the site would have a significant impact on the objective.

The proposed use of the site for housing does however have the potential to have a negative impact on some social and environmental objectives. For instance, the site is less than 200m from a major source of noise pollution and its use for housing could therefore have some negative impact on health. The proximity of the site to a wildlife corridor means that any development would have the potential to have some adverse impact on a designated natural asset and, as such, the proposed use could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for Victoria Park Primary School which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use 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.

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

| Site Address | Former Trafford College, Moss Road, Stretford | | |
|----------------|---|-----------|---------|
| Site Reference | SHLAA 1976 | | |
| Proposed Use | Housing | Site Area | 1.58 ha |

| Former Trafford College, | Former Trafford College, Moss Road, Stretford | | | | | | | | | | | | |
|---|---|---|----------------------|-------------------|-----------------|------------------------------|---|---------------------------------------|--|--|--|--|--|
| | ' | Timescale |) | | | Nature of Eff | iect | | | | | | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | | | | | |
| | years | years | years | | | | synergistic | | | | | | |
| Social | | | | | | | | | | | | | |
| S1. Achieve a better balance and | + | + | + | Medium | More than | Long term | Cumulative impact with other | | | | | | |
| mix in the housing market | | | | | local | | developments on securing a more | | | | | | |
| between availability and demand | | | | | | | balanced housing market. | | | | | | |
| | | | | | | | an area. Although there is presently limit | | | | | | |
| | | ousing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The of the site for housing therefore has the potential to make a long term contribution to Trafford's need for family and affordable housing, as identified by the | | | | | | | | | | | |
| | | | | | | | | le housing, as identified by the | | | | | |
| | Greater Ma | ater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). | | | | | | | | | | | |
| S2. Improve accessibility for all | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | | | |
| to essential services and | | | | | | | developments on the maintenance | | | | | | |
| facilities | | | | | | | and enhancement of public transport | | | | | | |
| | | | | 1100 100 100 | | | services. | <u> </u> | | | | | |
| | | | | | | | primary school and a local centre on Mo | | | | | | |
| | | | | | | and within 20 minute | es travel time of essential services by pu | blic transport. As such, the proposed | | | | | |
| 02 Fub-u tu-ut | İ | 1 | | ositive impact on | | 1 | O | ı | | | | | |
| S3. Enhance transport | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | | | |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | | | | | | |
| travel mode and quality of life to all communities. | | | | | | | and enhancement of public transport services. | | | | | | |
| an communities. | There are | a number of | l facilities with | in convenient wal | king distance c | l of the cite and the cit | | within 800m of Trafford Park railway | | | | | |
| | | There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a bus stop and within 800m of Trafford Park railway station. The site is also located in close proximity to existing and proposed cycle routes that form part of the Strategic Active Travel Network. The use of the site for | | | | | | | | | | | |
| | | | | | | | ould have a major positive impact on the | | | | | | |
| S4. Reduce crime, disorder and | + | | + | Low | Local | Long term | Positive secondary impacts on | Use of the development | | | | | |
| the fear of crime | | | | LOW | LUCAI | Long term | quality of life. | management process to ensure | | | | | |
| uie ieai Oi Cillie | | | | | | | quality of file. | development complies with Core | | | | | |
| | | | | | | | | Strategy policy L7.4 | | | | | |
| | | | | | | | | olialogy policy L1.7 | | | | | |

| Former Trafford College, | Moss Ro | ad, Stret | ford | | | | | |
|---|---|---|--|---|--|---|--|---|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S5. Reduce poverty and social | type of hou site for hou whether ar | using that wo using could th ny housing de O | uld be delivenerefore have belivered on to the contract of the | ered on the site, a re a positive impac he site would be in Medium | ny housing wo et on the object n accordance v N/A | uld have the potentia tive. There is howeve with Core Strategy p N/A | | re Strategy policy L7.4. The use of the mpact due to it being uncertain |
| exclusion | significant | impact on po | verty or soc | ial exclusion. | • | · · | or a Regeneration Area and its use for I | nousing would be unlikely to have a |
| S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | 0 sed use is un | 0 Ilikely to hav | Medium ve an impact on co | N/A mmunity facilit | N/A ties and is unlikely to | have any significant effects on the obje | ective. |
| S7. Improve qualifications and skills of the resident population | - | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at Victoria Park primary school. |
| | accommod on Talbot F Park Prima | lation, low sp Road. Conse Iry School. 1 | ace utilisation quently, the This school i | on and is unecond loss of this colleg | mic run and the e should not ha ng over capac | nat Trafford College lave a significant imp ity and the use of the | used as a college. Nevertheless, it is un has already made the decision to relocat pact on the objective. The site is howeve e site for housing could place additional | te the existing facilities to their campus r within the catchment area of Victoria |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. |
| | | | | | | | tified by Defra as a major source of noise site has the potential to have a negative | |
| S9. Protect and improve local neighbourhood quality | The redeve | 0 elopment of t As such, the | 0 he site for h proposed us | Medium ousing would not a se of the site for he | N/A result in the reposition | N/A moval or improveme ely to have any signi | ent of any neglected land/sites identified ificant effects on the objective. | on the Trafford Derelict Property and |
| Environment | | | • | | <u> </u> | | • | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | |

| Former Trafford College, | Moss Ro | ad, Stret | ford | | | Nature of Ef | | | | | | |
|--|--|--|--------------|---------------------|------------------|---------------------|---|---|--|--|--|--|
| | | Timescale |) | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| on the environment | including s close proxi college wo | The use of the site for housing would inevitably generate a degree of traffic. There is however a number of facilities within convenient walking distance of the site, including schools and a local centre on Moss Road. In addition, the site is less than 400m from a bus stop, within 800m of Trafford Park railway station and located in close proximity to existing and proposed cycle routes that form part of the Strategic Active Travel Network. In addition, it is recognised that the use of the site as a college would have already generated some traffic. Consequently, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective. | | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | - | - | - | Low | Local | Long term | Secondary impacts on the image of the local area | Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. | | | | |
| | site is how of the site of | The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and its use for housing is unlikely to have a significant impact on these assets. The site is however immediately adjacent to a designated wildlife corridor and its use for housing could adversely affect this designated natural asset. The proposed use 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 | + | + | + | 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 | | | | |
| | measures. | As such, the | proposed u | use of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r ns to climate change. There is however of incorporate these measures. | | | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | | | |
| change | areas that | The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the | | | | | | | | | | |
| 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. | | | | |

| Former Trafford College, | Moss Ro | ad, Stret | ford | | | | | | | | | | |
|--|--|---|---|---|--|--|---|---|--|--|--|--|--|
| | | Timescale | • | | | Nature of Ef | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| | developme unknown v | Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| reduce land contamination | Trafford Co | ontaminated | | sation Mapping. T ctive. | • | | n NLUD site and is not identified as a pell of the result in the treatment of contaminations. | | | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| quality | Contamina | The site is immediately adjacent to a canal. Nevertheless, the proposed use of the site would not result in the remediation of a site identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land and it is considered that the proposed use of the site is unlikely to have a significant impact on the objective. | | | | | | | | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | | | |
| quality | convenient Trafford Pa recognised unlikely to | t walking dist ark railway st I that the use significantly | ance of the station and look of the site a increase roa | site, including sch cated in close pro is a college would d traffic flow or ha | ools and a loca ximity to existin I have already ave a significan | al centre on Moss Ro ag and proposed cyc generated some tra t impact on air quali | not however within an AQMA. There is a coad. In addition, the site is less than 400 cle routes that form part of the Strategic ffic. Consequently, it is considered that t ty. Nevertheless, as the significance of a cow level of certainty in relation to the im | Om from a bus stop, within 800m of Active Travel Network. In addition, it is the use of the site for housing is any impact on air quality can only be | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | | There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character. | | | | | | | | | | | |
| Economic | | | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | | |
| contribution to regional growth | | | | an employment u any significant eff | | | ot result in the loss of a site that has pre | viously been identified as employment | | | | | |

| Former Trafford College, | Former Trafford College, Moss Road, Stretford | | | | | | | | | | | | |
|---|---|---------------------|--------------------|-----------------------------|----------------------------|-------------------------------|---|-------------------------------------|--|--|--|--|--|
| | • | Timescale | | | | fect | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage | O The propos | 0 | 0 e site is not | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. ficant effects on the objective. | | | | | | |
| EC3. Enhance Trafford's image as a tourism destination | 0 The propos | 0 sed use of the | 0 e site is not | Medium a tourism use and | N/A I it is not in a lo | N/A cation that is identifi | led by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | | | | | | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy | O The propos economy. | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A pusiness use ar | N/A nd is unlikely to have | e any significant effects on the social or o | environmental performance of the | | | | | |

The proposed use of the Trafford College site on Moss Road for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and would 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. The proposed use of the site also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.

The use of the site for housing could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site would be unlikely to have a significant impact on any of the economic objectives.

The proposed use of the site for housing does however have the potential to have a negative impact on some objectives. For instance, the site is less than 200m from a major source of noise pollution and its use for housing could therefore have some negative impact on health. The proximity of the site to a wildlife corridor means that any development would have the potential to have some adverse impact on a designated natural asset and, as such, the proposed use could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for Victoria Park Primary School which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use 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.

Key for effects

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

| Site Address | Land at Talbot Road, Stretford | | |
|----------------|---|-----------|--------|
| Site Reference | SHLAA 1988 | | |
| Proposed Use | Housing, Employment or Mixed Use (residential and retail) | Site Area | 5.1 ha |

| Land at Talbot Road, St | Land at Talbot Road, Stretford | | | | | | | | | | | | | |
|--|---|---|--|--|---|---|--|--|--|--|--|--|--|--|
| | | | 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 | 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 provision of housing on a site that falls within a | | | | | |
| | ensure that ne family and affo site being in a contribution to | ew housing ordable ho n area tha wards affo would not | g contribut busing, as at is classi ordable ho lead to the | tes toward identified by the busing need loss of a | ds meeting the had in the Greater Notes Core Strategy eds. The site had | ousing need Manchester as being a ' s not previo | ds of the Borough. T Strategic Housing M cold' market area, th usly been identified | The site therefore has the potentian Market Assessment (SHMA) (2008) There is only a low level of certaint for residential development and, | e delivered, Core Strategy policy L2 seeks to all to make a long term contribution to the need for 3) and update report (2010). However, due to the y that the site would make a significant as such, the use of the site for employment oment would therefore be unlikely to have a | | | | | |
| S2. Improve accessibility | Housing | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact on the | | | | | | |
| for all to essential services | Employment | 0 | ++ | ++ | Medium | Local | Long term | maintenance and | | | | | | |
| and facilities | Mixed Use | 0 | ++ | ++ | Medium | Local | Long term | enhancement of public transport services | | | | | | |
| | | | | | | | Stretford Metrolink of the objective. | station and within 20 minutes trav | rel time of essential services by public transport. | | | | | |
| S3. Enhance transport | Housing | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | | | |
| infrastructure, improve | Employment | 0 | ++ | ++ | Medium | Local | Long term | developments in Old Trafford | | | | | | |
| choice of travel mode and quality of life to all communities. | Mixed Use | 0 | ++ | ++ | Medium | Local | Long term | on the maintenance and enhancement of public transport services | | | | | | |

| | | | imescal | 0 | | | Nature of Eff | ect | |
|---|--|---|--|---|---|---|---|---|--|
| 0.4.01: " | | | _ | | 0 1 1 1 | | , | 7 | 1.4% |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | Stretford Metro | olink static | on and with | nin walkin | g distance of a | Gorse Hill Id | ocal centre. Each of | rel Network. It is also within 400m the proposed uses of the site the r positive impact on the objective. | of a Quality Bus Corridor, less than 800m from refore has the potential to significantly improve |
| 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 | 1 | Strategy policy L7.4 |
| | site, the use of therefore have on the site wo | f the site f a positive uld be in a | or housing e impact o | , employ n the obje e with Co | ment or mixed u ective. There is re Strategy polic | se developi nowever on by L7.4. | ment would have the ly a low level of cert | e potential to be designed in acco ainty over this impact due to it be | e of development that would be delivered on the rdance with Core Strategy policy L7.4. It could ng uncertain whether any development delivere |
| S5. Reduce poverty and | Housing | 0 | + | + | Low | Local | Long term | Positive secondary impacts | |
| ocial exclusion | Employment | 0 | + | + | Medium | Local | Long term | on quality of life. | |
| | Mixed Use | 0 | + | + | Medium | Local | Long term | | buting to the regeneration of this area. There is |
| | | | | | tunities that cou | ıld help redu | ice poverty. | t would have a positive impact on | this objective as both of these uses has the |
| 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 | | |
| community identity and welfare and value | Employment Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A N/A | | |
| community identity and welfare and value diversity, improve equity | Employment Mixed Use | 0 0 use of the | 0 | 0 | Medium | N/A | N/A N/A | ly to have an impact on communi | y facilities and is unlikely to have any significan |
| community identity and welfare and value diversity, improve equity and equality of opportunity | Employment Mixed Use The proposed | 0 0 use of the | 0 | 0 | Medium | N/A | N/A N/A | ly to have an impact on communit | y facilities and is unlikely to have any significan |
| community identity and welfare and value diversity, improve equity and equality of opportunity 67. Improve qualifications and skills of the resident | Employment Mixed Use The proposed effects on the | 0 0 use of the objective. | 0 e site for h | 0 ousing, e | Medium mployment or m Medium Low | N/A ixed use de | N/A N/A velopment is unlike | | y facilities and is unlikely to have any significan |
| community identity and welfare and value diversity, improve equity and equality of opportunity S7. Improve qualifications and skills of the resident | Employment Mixed Use The proposed effects on the Housing | 0 0 use of the objective. | 0 site for h | 0 ousing, e | Medium mployment or m Medium | N/A ixed use de Local | N/A N/A velopment is unlike | Increased opportunities and | y facilities and is unlikely to have any significan |
| community identity and welfare and value diversity, improve equity and equality of opportunity S7. Improve qualifications and skills of the resident population | Employment Mixed Use The proposed effects on the Housing Employment Mixed Use The site is with mixed use dev the long term of within a Priorit | 0 0 use of the objective. 0 0 onin the cat relopment future of the y Regene | 0 e site for h + + + + + + chment for incorpora ne school ration Are | O ousing, e + + + + + + r Gorse F ting a res by creating a and cou | Medium mployment or m Medium Low Medium fill Primary Scholidential element g demand for p lid therefore also | N/A ixed use de Local Local Local Dool. This sch could there aces at the | N/A N/A velopment is unlike Long term Long term Long term nool is in a Regener fore have a positive school. The use of | Increased opportunities and quality of life. ation Area and presently has surperimpact on this objective by helping the site for employment purposes on the objective. There is however | lus capacity. The use of the site for housing or ng to address this surplus capacity and support has the potential to generate apprenticeships r only a low level of certainty over this impact as |
| community identity and welfare and value diversity, improve equity and equality of opportunity S7. Improve qualifications and skills of the resident copulation | Employment Mixed Use The proposed effects on the Housing Employment Mixed Use The site is with mixed use dev the long term to within a Priorit it is presently | 0 0 use of the objective. 0 0 onin the cat relopment future of the y Regene | 0 e site for h + + + + + + chment for incorpora ne school ration Are | O ousing, e + + + + + + r Gorse F ting a res by creating a and cou | Medium mployment or m Medium Low Medium fill Primary Scholidential element g demand for p lid therefore also | N/A ixed use de Local Local Local Dool. This sch could there aces at the | N/A N/A N/A velopment is unlike Long term Long term Long term oool is in a Regener fore have a positive school. The use of ajor positive impact of | Increased opportunities and quality of life. ation Area and presently has surply impact on this objective by helping the site for employment purposes on the objective. There is however hips. | lus capacity. The use of the site for housing or ng to address this surplus capacity and support has the potential to generate apprenticeships |
| community identity and welfare and value diversity, improve equity and equality of opportunity S7. Improve qualifications and skills of the resident | Employment Mixed Use The proposed effects on the Housing Employment Mixed Use The site is with mixed use dev the long term of within a Priorit | 0 0 use of the objective. 0 0 0 onin the cat relopment future of the y Regene uncertain | 0 e site for h + + + + + + chment for incorpora ne school ration Are | O ousing, e + + + + + + r Gorse F ting a res by creating a and cou | Medium mployment or m Medium Low Medium fill Primary Scholidential element g demand for p ld therefore also | N/A ixed use de Local Local Local sol. This sch could there aces at the b have a ma pment woul | N/A N/A N/A velopment is unlike Long term Long term Long term nool is in a Regener efore have a positive school. The use of | Increased opportunities and quality of life. ation Area and presently has surperimpact on this objective by helping the site for employment purposes on the objective. There is however | lus capacity. The use of the site for housing or ng to address this surplus capacity and support has the potential to generate apprenticeships r only a low level of certainty over this impact a |

| Land at Talbot Road, St | retford | | | | | | | | | | | | |
|--|--|--|--|--|---|---|--|---|---|--|--|--|--|
| | | 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 | | | | |
| | pollution, the polly a low level be a noise-ser | The site is 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 proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use. | | | | | | | | | | | |
| S9. Protect and improve | 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 | | | | | | |
| | | The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford | | | | | | | | | | | |
| | Derelict Prope | Derelict Property and Sites list. As such, it 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 air | Secure enhancements to public transport | | | | |
| traffic on the environment | Employment | 0 | - | - | Low | Local | Long term | quality and contributions to climate change | provision. | | | | |
| | Mixed Use | 0 | - | - | Low | Local | Long term | omnate triange | Application of maximum car parking standards to encourage sustainable transport choices. | | | | |
| | Quality Bus Concept accommodate identified by the uses has the page of the pag | orridor and e, it is cons ne Trafford potential to | d is less the didered the dide | nan 800m at each of rt Strategy legative in | from a Metrolinl the proposed us (2009) as a rou appact on the obj | k station. Ne ses could ge te that expe ective. Ther | evertheless, taking in enerate a significant eriences periods of | nto account the size of the site ar t amount of traffic and the site is le acute and serious congestion. It i | te is located in close proximity to local facilities, a and the scale of development it would be likely to ocated in close proximity to the A56 which was a therefore considered that each of the proposed spact as the site is well served by public transport | | | | |
| 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- | Mixed Use | 0 | - | - | Low | Local | Long term | | impact on the wildlife corridor is avoided or mitigated. | | | | |
| morphological features | The site is in e | excess of 3 | 300m of a | SSSI, SB | I, or area of sen | ni-natural gr | reenspace and the ι | use of the site for housing is unlike | ely to have a significant impact on these assets. | | | | |
| | impact on this | designate | ed natural | asset and | therefore have | a negative | impact on the objec | tive. However, in the absence of | ed use development could have a negative 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 | | | | |
| | Mixed Use | 0 | + | + | Low | Local | Long term | change | Strategy policy L5 | | | | |

| Land at Talbot Road, S | retford | | | | | | | | | | | | | |
|---------------------------------------|--|--|--|--|--|---|--|---|--|--|--|--|--|--|
| | | 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 | | | | | |
| | 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 | | | | | | | |
| | low/medium ris | The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of this site may offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses could have a 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 production | Mixed Use | 0 | ? | ? | Low | Local | Long term | capacity | Strategy policy L6 and the Waste DPD. nagement of waste. Waste generated by the | | | | | |
| | | | | | | | | | d 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 | | | | | | |
| resources and reduce land | Employment | 0 | ++ | ++ | Medium | Local | Long term | perceptions of the area. | | | | | | |
| contamination | Missalllaa | | | | | | | | | | | | | |
| | Mixed Use 0 + + + + Medium Local Long term The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing both high and medium risk contaminated land. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective. | | | | | | | | | | | | | |
| | The redevelop | | | | | Local on of a site i | Long term dentified by the Co | | | | | | | |
| E7. Protect and improve | The redevelop | ment of the | ne site wo | uld result | in the remediati | Local on of a site i | Long term dentified by the Co | | | | | | | |
| E7. Protect and improve water quality | The redevelop medium risk co | ment of the | ne site wo ed land. <i>F</i> | uld result as such, th | in the remediatine use of the site | Local on of a site i e for housing | Long term dentified by the Co g, employment or m | ixed use development could have | | | | | | |
| • | The redevelop medium risk of Housing Employment Mixed Use | ment of the contaminate of the c | ne site wo red land. A + + + | uld result as such, th + + | in the remediating use of the site Low Low Low | Local on of a site i e for housing Local Local Local | Long term dentified by the Co g, employment or m Long term Long term Long term Long term | ixed use development could have Secondary impacts on biodiversity | a major positive impact on the objective. | | | | | |
| • | The redevelop medium risk or Housing Employment Mixed Use The use of the as a potentially quality by elim | ment of the contaminate of the contamination of the contami | ne site wo ed land. A + + ousing, er dium risk potential s | uld result as such, th + + mploymen site. The s ource of c | Low Low Low t or mixed use of switching sites of the site | Local on of a site i e for housing Local Local Local development om of a wate he use of the | Long term dentified by the Cog, employment or m Long term Long term Long term s would result in the rcourse and, as suce site for housing, e | Secondary impacts on biodiversity remediation of a site identified by the development of the site has proposed in the development of the site has proposed in the development or mixed use development or mixed use development. | | | | | | |
| • | The redevelop medium risk or Housing Employment Mixed Use The use of the as a potentially quality by elim the objective. | ment of the contaminate of the contamination of the contami | ne site wo ed land. A + + ousing, er dium risk potential s | uld result as such, th + + mploymen site. The s ource of c | Low Low Low t or mixed use of switching sites of the site | Local on of a site i e for housing Local Local Local development om of a wate he use of the | Long term dentified by the Cog, employment or m Long term Long term Long term s would result in the rcourse and, as suce site for housing, e | Secondary impacts on biodiversity remediation of a site identified by the development of the site has proposed in the development of the site has proposed in the development or mixed use development or mixed use development. | the Contaminated Land Prioritisation Mapping s the potential to have a positive impact on water ment could therefore have a positive impact on | | | | | |

| Land at Talbot Road, St | retford | | | | | | | | | | | | |
|---|--|---|---------------|--------------|-----------|--------------|----------------|---|--|--|--|--|--|
| | | 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 | | | | |
| | Mixed Use 0 - Low Local Long term suffer from respiratory accessible by a choice of mean lillnesses. Application of maximum car part to encourage sustainable transport of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is located in close proximity to local Quality Bus Corridor and is less than 800m from a Metrolink station. Nevertheless, taking into account the size of the site and the scale of development it would accommodate, it is considered that each of the proposed uses could generate a significant amount of traffic and the site is located within an AQMA. It is there that each of the proposed uses has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as | | | | | | | | | | | | |
| | | | | | | | | e. There is nowever only a low level of the state of the | rel of certainty over this impact as the site is well | | | | |
| 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 sustainable economy to | Employment | 0 | + | + | Medium | More than | Long term | economic impacts through the creation of jobs in the | | | | | |
| provide a powerful contribution to regional | Mixed Use | 0 | + | + | Medium | local | Long term | construction process. | | | | | |
| growth | be unlikely to place in a loca | The use of the site for housing is a non-commercial use and would not result in the loss of previously identified employment land within Trafford Park core. It 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. | | | | | |

| Land at Talbot Road, S | tretford | | | | | | | | | | | |
|--------------------------|--|-----------------------------|---------------------------|-----------------------|-------------------------------------|-----------------------------|---|---|---|--|--|--|
| | | 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 | | | |
| in areas of disadvantage | potential to re | sult in the d to this Pl | provision | of employ | yment and trainii | ng opportun | ities in a Regenerati | ion Area and in a location that is | oyment or mixed use development has the within 3km of a Priority Regeneration Area and evelopment could therefore have a major positive | | | |
| 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. | | | | |
| | supported. It is however within relatively close proximity to LCCC 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, particularly if the mixed use development included a use that is supportive of tourism. However, as it is presently uncertain whether the use of the site for employment or mixed use development would incorporate a use that is supportive of tourism, there is only a low level of certainty about the impact on this objective. The use of the site for housing would be unlikely to have a significant impact on the objective. | | | | | | | | | | | |
| EC4. Encourage the long | Housing | 0 | + | + | Medium | Local | Long term | | | | | |
| term sustainability of | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| Trafford's Town Centres | Mixed Use | 0 | ? | ? | Low | Local | Long term | | Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres. | | | |
| | | | | | | | | | uld accommodate, it is considered that the | | | |
| | employment of Borough was | levelopme identified | ent could r by the Tra | esult in thafford Emp | e provision of a ployment Land S | town centre Study (2009) | use (i.e. offices) in and the Trafford Ot | an out of centre location. Neverth ther Town Centre Uses Study (20 | sing this local centre. The use of the site for neless, 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 | | | |
| | | | | | | | | | herefore considered that the use of the site for | | | |
| | | | | | | | | | ed use development could also result in the | | | |
| | provision of to | wn centre | uses (inc | luding ret | ail) in an out of | centre locati | | tly limited information on the exte | nt of any provision and it is therefore considered | | | |
| 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 | | | | | |

| Land at Talbot Road, Stretford | | | | | | | | | | | | | |
|--------------------------------|---|--------------|---------------|--------------|-----------|-------|----------------|------------------------------------|------------|--|--|--|--|
| | | Timescale | | | | | Nature of Effe | | | | | | |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| 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. | | | | | | | | | | | | |
| O . (. ! L !!! (O | | | | | | | | | | | | | |

Sustainability Summary

The proposed use of the land at Talbot Road for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing choice of travel mode. Each of the uses would also have a major positive impact on the objective relating to education and skills and some positive impact on the objectives of reducing crime and fear of crime and reducing poverty and social exclusion. 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 would also 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 conserving land resources; and some positive effect on the objective relating to reducing contributions to climate change. However, notwithstanding the fact that the site is located in close proximity to public transport services, each of the proposed uses has the potential to generate additional traffic and the site is within the buffer of an AQMA. As such, each of the proposed uses could have a negative impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production. In addition, 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 Regeneration Area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a positive impact on the objective relating to achieving a better balance in the housing market.

The use of the site for employment or mixed use development could support economic growth and create employment opportunities within a Regeneration Area. Consequently, both of these uses could have a positive impact on the objective of enhancing Trafford's economic performance and a major positive effect on the objective of reducing economic disparities. The use of the site for either employment or mixed use development could also have a positive impact on the objective of enhancing Trafford's image as a tourism destination. However, the use of the site for mixed use development would have an uncertain impact on the objective of encouraging the sustainability of Trafford's town centres, particularly if a significant retail element is included within the mix of uses. By contrast, the use of the site for housing development could have a positive impact on the objective that relates to the sustainability of Trafford's town centres by increasing the number of people using Gorse Hill local centre.



| Site Address | Land at 71-73 Northenden Road, Sale | | |
|----------------|-------------------------------------|-----------|---------|
| Site Reference | CFS07-1178-104 and SHLAA 1558 | | |
| Proposed Use | Housing | Site Area | 1.25 ha |

| Land at 71-73 Northenden R | load, Sale | | | | | | | | | | | | |
|---|-----------------------------|--|----------------|--|--|---|---|--|--|--|--|--|--|
| | 1 | Timescale |) | | | Nature of Ef | fect | | | | | | |
| 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 housing market between availability and demand | + | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | No. on the second of the secon | | | | | |
| | information both in terr | he use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited iformation on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing oth in terms of size and tenure. 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). | | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | within 250 | m of a bus st | op, less thai | | Metrolink station | on and within 20 mir | Cumulative impact with other developments on the maintenance and enhancement of public transport services schools, and the site is located in close nutes travel time of essential services by | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | ++ The site is proximity of | ++ less than 25 f existing cy | ++ Om from a b | Medium us stop and withir at form part of the | Local 1 800m from a less Strategic Active | Long term Metrolink station and ve Travel Network. T | Cumulative impact with other developments on the maintenance and enhancement of public transport services. d within walking distance of a town centrifie use of the site for housing therefore act on the objective. | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | | |

| Land at 71-73 Northenden R | oad, Sale | | | | | | | |
|---|---|--|---|--|---|---|---|--|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | designed ir | n accordance | with Core S | Strategy policy L7 | .4 and could th | erefore have a posit | ce to the north. The use of the site for he tive impact on the objective. There is how a in accordance with Core Strategy policy | wever only a low level of certainty over |
| S5. Reduce poverty and social exclusion | | | | Medium area but it does n social exclusion. | • | | rea or a Regeneration Area and its use | for housing would be unlikely to have |
| S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity | O The propos | 0 sed use is un | O likely to hav | Medium e an impact on co | N/A ommunity facilit | N/A ies and is unlikely to | have any significant effects on the obje | ctive. |
| S7. Improve qualifications and skills of the resident population | Area and n | either presei | ntly have a s | surplus or deficit o | f places. Cons | | These schools are not within a Priority Roy into account the size of the site and the act on the objective. | |
| S8. Improve the health and, inequalities in health of the population | + The site is site for hou of certainty | + not within 20 ising has the | + 0m of a maj potential to ct because t | Low or source of noise have a positive in | Local e pollution. It is npact on the ob | Long term within 1800m of a s bjective by providing | Secondary impacts on quality of life ports facility and adjoins an area of open support for participation in sport and recoes not guarantee that the occupants of | creation. There is however only a low |
| S9. Protect and improve local neighbourhood quality | ++ The propos | ++ sed use of the | ++ e site for ho | | | | Enhanced image of the area. ngs that detract from local neighbourhoo ng has the potential to have a major posi | |
| Environment | _ | _ | | 1 | T | 1 | _ | |
| E1. Reduce the effect of traffic on the environment | ? | ? | ? | Low | Local | Long term | | Secure enhancements to public transport provision. |
| | and the site public trans transport se account the | e is also with sport and wa ervices does | in 250m of a lking and cy not guarant site and sca | a bus stop and les cling as an alternate ee that the occup le of developmen | s than 800m fr ative to travellir ants of the dev | om a Metrolink station ng by car, although i elopment would cho | there are a number of facilities within coon. As such, the development of the site t is acknowledged that the physical proxose to travel by sustainable modes of trodate, it is considered to be uncertain when the sustainable modes of the sustainable modes. | for housing could promote the use of imity to local facilities and public ansport. Consequently, and taking into |

| Land at 71-73 Northenden R | oad, Sale | | | | | | | | | | | | |
|--|---------------------|---|---------------|--------------------|------------------|--------------------------|--|--|--|--|--|--|--|
| | | Timescale | | | | Nature of Eff | iect | | | | | | |
| 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 geomorphological features | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | | | | |
| | impact on enhancing | The site is not within 300m of a SSSI, SBI, Wildlife Corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significal impact on these assets. The site is within 300m of existing areas of greenspace and the use of the site for housing has the potential to make a contribution towards 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 | + | + | + | 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 | | | | | |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r as to climate change. There is however incorporate these measures. | | | | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | | | | |
| change | more susc | eptible to sur | face water fl | ooding and the re | development o | of this site could offer | bility to surface water flooding. The site r significant opportunities to reduce floor re a major positive impact on the objecti | d risk in other locations, through, for | | | | | |
| 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. | | | | | |
| | could be m | nanaged usin | g options at | the top of the was | ste hierarchy, s | uch as prevention, p | rovision for the management of waste. No preparing for re-use and recycling. It is high as such, the proposed use would have | owever presently unknown whether | | | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| reduce land contamination | Contamina | ited Land Pri | oritisation M | | | | taminated and is not included in the NL esult in the significant reclamation of co | | | | | | |
| E7. Protect and improve water | O O | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| | | | | Wicalam | 13// 1 | 13//1 | | <u> </u> | | | | | |

| | | Timescale | | | | Nature of Ef | fect | |
|--|----------------|--------------------------------|-------------------------------|---|------------------------------------|--|--|---|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| quality | | n addition, th | | | | | he NLUD sites database or the Trafford och, the proposed use of the site would be | |
| E8. Protect and improve air quality | - Although th | - | - | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. it is also within close proximity of an AQ | Secure improvements to the public transport network and ensure that the development is accessible by choice of means of transport. Application of maximum car parkistandards to encourage sustainal transport choices. |
| | housing wo | ould inevitabl Nevertheless | y generate a , as the sign | ndditional traffic. It | is therefore co pact on air qua | nsidered that the pr lity can only be truly | roposed use of the site has the potential y quantified by undertaking a formal Air (| to have some negative impact on t |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | from the si | te by existing | built develo | pment and, as su | ch, the propos | | e is the grade II listed Church of St Anne or residential, employment or mixed use on the objective. | |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment un nt effects on the o | | has not previously l | been identified for employment developr | nent. As such, the proposed use of |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment u | se and is unlike | ely to have any signi | ificant effects on the objective. | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | ied by Core Strategy policy R6 as a key any significant effects on the objective | area where appropriate proposals |

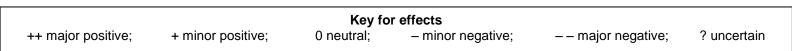
| Land at 71-73 Northenden R | Land at 71-73 Northenden Road, Sale | | | | | | | | | | | | |
|--|-------------------------------------|--------------------|--------------------|-----------------------------|----------------------|-------------------------------|--|----------------------------------|--|--|--|--|--|
| | | Timescale | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town | + | + | + | Low | Local | Long term | Secondary impacts on perceptions of the area and employment | | | | | | |
| Centres | has the po | tential to hav | e a positive | impact on the obje | ective. Howeve | | nerate additional spend in this centre. The limited scale of development that could the objective. | | | | | | |
| EC5. Improve the social and environmental performance of the economy | O The proposeconomy. | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A usiness use a | N/A nd is unlikely to have | e any significant effects on the social or o | environmental performance of the | | | | | |

Sustainability Summary

The proposed use of the land at 71-73 Northenden Road for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area 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. The proposed use also has the potential to have some positive impact on the objectives relating to crime and fear of crime; health; and achieving a better balance in the housing market. In addition, the development of the site would result in the removal of a neglected site/building and could have a major positive impact on local neighbourhood quality.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a major positive impact on the objective of reducing the impacts of climate change and could have some positive effect on the objectives relating to biodiversity and reducing contributions to climate change. Due to the proximity of the site to Sale town Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.

The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. Although the site is located in close proximity to local facilities and public transport facilities, the proposed use of the site for housing would inevitably generate some traffic. As such, the proposed use could have a negative impact on the objective that relates to air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Land at Cross Street, Sale | | |
|----------------|--|-----------|---------|
| Site Reference | CFS07-1040-41 and Employment Site 1404 | | |
| Proposed Use | Mixed Use (retail and housing) | Site Area | 0.62 ha |

| Land at Cross Street, Sale | | | | | | | | | | |
|---|--|-------------------------------|------------------------------------|--------------------|--------------------------------------|------------------------|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | |
| 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 housing market between availability and demand | + | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | |
| | information both in terr | on the type ns of size an | and tenure of tenure of tenure. Th | of housing that wo | ould be delivere as the potential | ed, Core Strategy po | balance and mix of housing in Trafford. olicy L2 seeks to ensure that new develous contribution to the need for family and report (2010). | pment delivers a range of housing | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | | | |
| | There a number of services and facilities within walking distance of the site, including Park Road Primary School, and Sale town centre is also within 800m of the site. The site is adjacent to the Cross Street (A56) Quality Bus Corridor, less than 800m from Sale and Dane Road Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site should 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 developments on the maintenance and enhancement of public transport services | | | |
| | Corridor, a the Strateg | nd less than ic Active Tra | 800m from S vel Network | Sale and Dane Ro | oad Metrolink stee of the site th | tations. The site is a | te is less than 250m from bus stops on Calso within relatively close proximity of exential to improve the use of public transp | sisting cycle routes that form part of | | |

| Land at Cross Street, Sale | | | | | | | | | | |
|---|--|-----------------|--------------|-----------|-------|---------------|--|---|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | |
| | The site is located in close proximity to a range of uses, including residential and employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4. | | | | | | | | | |
| S5. Reduce poverty and social | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | | | |
| exclusion | location that | at is in close | proximity to | | | | ties and could result in the provision of a public transport. As such, it has the pote | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective. | | | | | | | | | |
| S7. Improve qualifications and skills of the resident population | - | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | | |
| | The site is located within the catchment area for Park Road Primary, which is not located in a Regeneration Area. Park Road Primary School has a deficit of places. As such, the proposed use of the site has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided. | | | | | | | | | |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | |
| | | | | | | | e of noise. Consequently, due to the pro- egative impact on the objective. | ximity of the site to this source of noise | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| neighbourhood quality | | | | | | | would not result in the improvement of a nt effects on the objective. | any neglected land/sites identified on | | |

| Land at Cross Street, Sale | | | | | | | | |
|--|---|--|--|---|--|--|--|---|
| | | Timescale |) | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | |
| on the environment | Trafford Tr than 800m distance of transport. | ansport Stra from two Me f a range of s Consequentl | tegy (2009) a etrolink statio ervices and y, and taking | as a route that expons, in relatively cl facilities, including | periences perion ose proximity to g Sale town ce size of the site | ds of acute and serion cycle routes that for the properties. As such, the properties and the scale of de | e site is located in close proximity to the ious congestion. The site is however ad orm part of the Strategic Active Travel Noroposed use of the site has the potential velopment it would be likely to accommod | acent to a Quality Bus Corridor, less letwork and within convenient walking to increase the use of public |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | this by exist | sting built dev | velopment. A potential to | As such, the propo have a positive in | sed use of the npact on this ol | site is unlikely to ha | Improved image of the local area hern part of the site is within 300m of a live a significant impact on any designate ing towards the enhancement of existing | ed natural assets. The proposed use gopen space or wildlife habitat within |
| | | | | nowever only a lo ring biodiversity/gl | | ainty over this impac | t due to it being uncertain whether or no | it any development on the site would |
| 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 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | ation technologies and/or other low carb ns to climate change. There is however ould incorporate these measures. | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | |
| change | surface wa | nter flooding | and the rede | velopment of the | site could offer | w risk of surface wat | ter flooding. The site is however adjacer lities to reduce flood risk in other locatio objective. | |

| Land at Cross Street, Sale | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| | | Timescale | | | | Nature of Eff | ect | |
| 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. |
| | options at t | the top of the | waste hiera | rchy, such as pre | vention, prepar | ring for re-use and re | ent of waste. Waste generated by the descycling. It is however presently unknow a would have an uncertain impact on the | vn whether the waste generated by the |
| E6. Conserve land resources and reduce land contamination | ++ | ++ | ++ | Medium | Local | Long term | Secondary impacts on perceptions of the area | |
| | | 1 | | | | | ch, has the potential to have a major po | sitive impact on the objective |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | |
| quality | | | | result in the reme significant impact | | | s not however within 250m of a waterco | urse and, as such, the proposed use of |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | |
| quality | is however Active Trav has the por | adjacent to vel Network a tential to incr | a Quality Bus and within co ease the use | s Corridor, less th nvenient walking of public transpo | an 800m from distance of a ra ort. Consequen | two Metrolink station ange of services and tly, and taking into a | penerate some additional traffic and ass ns, in relatively close proximity to cycle of facilities, including Sale town centre. A account the size of the site and the scale inificant impact on the objective. | routes that form part of the Strategic As such, the proposed use of the site |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | eastern sid | le of Cross S uenced by m | treet and the ore modern | Volunteer Hotel. | Both of these such, the prop | buildings are separa osed use of the site | south of the site on Cross Street – the gated from the site by existing built development by unlikely to have a significant in | opment and their setting is already |
| Economic | and would | thorotoro bo | drinkery to 11 | ave a significant c | SHOOL OH THE OL | Joon vo. | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | + | + | + | Medium | Local | Long term | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | | | gy policy WC1.3 but ployment opportunition | | e some positive impact on the objective |
| EC2. Reducing disparities by | ++ | ++ | ++ | Low | Local | Long term | Secondary impacts on quality of life. | |

| | | Timescale | | | | Nature of Eff | fect | | | |
|--|---|--|-----------------|--------------------|------------------|-----------------------|---|--|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| releasing the potential of all residents particularly in areas of disadvantage | Priority Reg | The retail element of the proposed use could result in the provision of some employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is connected to this area by a high frequency public transport system. The proposed use could therefore have a major positi impact on the objective. | | | | | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| as a tourism destination | The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged and it is considered that the proposed use of the site would be unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | ? | ? | ? | Low | Local | Long term | Secondary impacts on perceptions of the area and employment | Application of national planning guidance to establish the impacts of convenience retail provision in this location. | | |
| | The site is located in an out of centre location and the proposed use of the site would therefore result in some retail development taking place in an out of centre location. There is presently limited information available on the scale and nature of the proposed retail provision. However, Core Strategy policy W2 seeks to prevent out of centre retail development that would have a detrimental impact on the vitality and viability of Trafford's town centres. In addition, the site is within an area that is proposed to be allocated as a Local Centre by the Local Plan: Land Allocations document. As such, it is considered to be uncertain whether the proposed use of the site would have a significant impact on the objective. | | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| environmental performance of the economy | The propos | sed use of the | e site is unlil | kely to have any s | ignificant effec | ts on the social or e | nvironmental performance of the econo | my. | | |

| Land at Cross Street, Sale | | | | | | | | | | | |
|----------------------------|----------------|-----------------|--------------|-----------|-------|---------------|------------------------------------|------------|--|--|--|
| | | Timescale | ; | | | Nature of Eff | ect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a location that is well served by public transport, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market. In addition, by potentially generating additional employment opportunities in an accessible location, the proposed use of the site could have a positive impact on the objectives of enhancing Trafford's economic performance and reducing poverty and deprivation; and a major positive impact on the objective of reducing economic disparities.

The proposed use could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area NLUD site, the proposed use could have a major positive impact on the objective that relates to conserving land resources. The proposed use could also have some positive effect on the environmental objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change.

The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, as the site is less than 200m from a major source of noise pollution, the proposed use could have a negative impact on the objective relating to health. The proposed use could also have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.

The proposed use of the site could also have an uncertain impact on the objective of enhancing the sustainability of Trafford's town centres due to it resulting in retail development taking place in an out of centre location. Lastly, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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 | | | | | |

| Site Address | Land at Gratrix Lane, Northenden Road, Sale | | |
|----------------|---|-----------|---------|
| Site Reference | SHLAA 1528 | | |
| Proposed Use | Housing | Site Area | 0.42 ha |

| Land at Gratrix Lane, North | enden Roa | ad, Sale | | | | | | |
|---|-----------------------|-----------------------------|-------------------------------|--|--|--|--|---|
| | | Timescale | | | | Nature of Ef | fect | |
| 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 housing market between availability and demand | + | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | |
| | of housing use of the | that would b | e delivered, ng or mixed | Core Strategy po use development | licy L2 seeks to t therefore has | ensure that new de the potential to mak | oan area. Although there is presently limitevelopment delivers a range of housing to a long term contribution to the need for 208) and update report (2010). | both in terms of size and tenure. The |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | |
| | than 250m | | stop and with | | | | g a primary school and Sale Moor district ublic transport. As such, the use of the si | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | |
| | 400m of a be within 8 | Quality Bus 00m of the s | Corridor or v ite. As such | vithin 800m of a N , the proposed use | letrolink station e of the site for | . Nevertheless, a M housing has the po | ntire site is less than 250m from a bus st letrolink station is due to open at Norther tential to improve the use of public trans transport infrastructure and improving ch | n Moor by 2016 and this station will port and/or participation in walking and |
| S4. Reduce crime, disorder and the fear of crime | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 |

| Land at Gratrix Lane, North | enden Ro | ad, Sale | | | | Nature of Ef | | |
|---|---|---|--|---|--|---|---|--|
| | | Timescale | • | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | delivered of therefore h housing de | on the site, and ave a signification to the site of the site, and the site of | ny housing v cant positive ne site would | would have the po e impact on the ob I be in accordance | tential to be de jective. There i with Core Stra | signed in accordance is however only a logategy policy L7.4. | s presently limited information available of the with Core Strategy policy L7.4. The use w level of certainty over this impact due | se of the site for housing could |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | |
| | regeneration Neverthele | on of the are | a and help r oposed use | educe poverty and of the site is for hive. | d social exclusi | on. As such, the pro han for an employm | oor Regeneration Area and could make a posed use has the potential to have a ment or community use, there is only a low | najor positive impact on the objective. |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | | | ŕ | , | | , | o have any significant effects on the obje | |
| S7. Improve qualifications and skills of the resident population | ? | ? | ? | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. |
| | proposed under close proxitive im | use of the sit mity to Lime pact on a sc | e for housin Tree Prima hool with su | g could place addi ry School which c | tional pressure urrently has a s nerate the nee | e on this school by g surplus of places. As d for extra capacity bjective. | nin a Regeneration Area but it currently henerating the need for more school places such, it is uncertain whether the proposto be provided at a school that already here. | has a deficit of places and the es. The site is however also located in sed use of the site would have a |
| S8. Improve the health and, | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | |
| inequalities in health of the population | therefore h | as the poter | itial to have act as the p | a positive impact | on the objective | e by encouraging pa | I by Defra. The site is within 1800m of a articipation in sport and recreation. There not guarantee that the occupants of the d | e is however only a low level of |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | | | | | | ent of any neglected land/sites identified ificant effects on the objective. | on the Trafford Derelict Property and |

| Land at Gratrix Lane, North | enden Ro | ad, Sale | | | | | | |
|--|----------------|-----------------|---------------|---------------------|------------------|-----------------------|---|---|
| | | Timescale | • | | | Nature of Eff | iect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | |
| on the environment | | | | | | | vever a number of facilities within conve | |
| | | | | | | | n at Northern Moor. As such, the develo | |
| | | | | | | | g by car. Consequently, and taking into | |
| | | | | | | | al traffic generated by the development | |
| | | | | | | | a significant impact on the objective. The | |
| | | | | | | | and public transport services does not | guarantee that the occupants of the |
| | | ent would cho | | l by sustainable n | · | | I | |
| E2. Protect, enhance and restore | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development |
| open space, biodiversity, flora | | | | | | | | management process to secure |
| and fauna, geological and geo- morphological features | | | | | | | | contributions towards |
| morphological leatures | The cite in | not within 20 | One of a CCC | CL CDL or organis | oomi notural a | roonanaa It ia with | I in 300m of a wildlife corridor but is sepa | biodiversity/greenspace. |
| | | | | | | | have a significant impact on any designa | |
| | | | | | | | potential to make a contribution to the | |
| | | | | | | | pact on the objective but there only a lov | |
| | | | | | | | tribution towards improving biodiversity/ | |
| E3. Reduce contributions to | + | + | + | Low | Local | Long term | Secondary impacts associated with | Use of the development |
| climate change | | | | | | | climate change | management process to ensure |
|] | | | | | | | 3 | development complies with Core |
| | | | | | | | | Strategy policy L5 |
| | Any housir | ng on the site | would have | the potential to in | corporate on-s | ite microgeneration | technologies and/or other low carbon, r | |
| | measures. | As such, the | e proposed u | se of the site has | the potential to | reduce contribution | ns to climate change. There is however | only a low level of certainty over this |
| | impact due | e to it being u | ıncertain whe | ether or not any h | ousing delivere | d on the site would i | incorporate these measures. | |
| E4. Reduce impact of climate | + + | ++ | ++ | Medium | Local | Long term | | |
| change | | | | | | | w susceptibility to surface water flooding | |
| | | | | | | | previously developed site offers signific | |
| | | cations, throu | ıgh, for exan | nple, the use of Su | uDS. As such, t | he proposed use of | the site for housing has the potential to | have a major positive impact on the |
| | objective. | | | | | | | |

| Land at Gratrix Lane, Northe | enden Roa | ad, Sale | | | | Nature of Ef | | | | | |
|--|--|--|-----------------------------|-----------------|------------------|---------------------|---|--|--|--|--|
| | | Timescale | • | | | | | | | | |
| 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. | | | |
| | generated presently u | by the devel | opment coul ther the was | d be managed us | ing options at t | he top of the waste | or to make mainly off-site provision for the hierarchy, such as prevention, preparing op of the waste hierarchy and, as such, | g for re-use and recycling. It is however | | | |
| E6. Conserve land resources and reduce land contamination | + | + | + | Medium | Local | Long term | Improved perceptions of the area. Secondary impact on the significance of a conservation area. | | | | |
| | risk contan | | As such, the | | | | Land Prioritisation Mapping as a site th tion of a previously developed, contamin | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| quality | contaminat | | site is in exc | | | | Contaminated Land Prioritisation Mapp such, it is considered that the proposed | | | | |
| E8. Protect and improve air quality | 0 | 0 | 0 | Low | N/A | N/A | | 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. | | | |
| | walking dis account the a significar | The site is located within an AQMA and its development for housing does have the potential to generate some traffic. Nevertheless, the site is within convenient walking distance of Sale Moor District Centre and is also less than 250m from a bus stop and within 800m of a Metrolink station. Consequently, and taking into account the size of the site and scale of development it would be likely to accommodate, the use of the site for housing is unlikely to increase road traffic flow or 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. | | | | | | | | | |

| Land at Gratrix Lane, Northe | enden Roa | ad, Sale | | | | | | | | | |
|--|--|---|--------------------|--|------------------------|-------------------------------|--|--------------------------------------|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | | 0 no designate scape of tow | | | N/A of the site and | N/A I it is considered tha | t the proposed use of the site is unlikely | to have a significant effect on the | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | iously been identified as employment | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| disadvantage | The propos | sed use of the | e site is not | an employment us | se and is unlike | ely to have any signi | ficant effects on the objective. | | | | |
| EC3. Enhance Trafford's image as a tourism destination | 0 The propos | 0 sed use of th | 0 e site is not | Medium a tourism use and | N/A it is therefore | N/A unlikely to have any | significant effects on the objective. | | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| sustainability of Trafford's Town Centres | The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. | | | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| environmental performance of the economy | The propose economy. | The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy. | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | | |

| Land at Gratrix Lane, Northenden Road, Sale | | | | | | | | | | | | | |
|---|----------------|----------------------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|--|--|
| | | Timescale Nature of Effect | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |

The proposed use of the land at Gratrix Lane site for housing has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Sale Moor 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; reducing crime; and reducing poverty and social exclusion. The proposed use could also have some positive impact on the objectives relating to achieving a better balance in the housing market and health.

The proposed use of the site also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to biodiversity; reducing contributions to climate change; and conserving land resources. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The use of the site for housing would not have a negative impact on any of the sustainability objectives but it would have an uncertain impact on certain objectives. Specifically, the impact of the proposed use on the objective relating to education and skills is uncertain due to it being unclear whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. Securing developer contributions towards the creation of additional capacity at local primary schools is likely to be a key mitigation measure. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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 fo | r effects | | |
|--------------------|-------------------|------------|-----------------------------------|-------------------------------------|-------------|
| ++ major positive; | + minor positive; | 0 neutral; | minor negative; | – major negative; | ? uncertain |

| Site Address | The Square Shopping Centre, School Lane, Sale | | |
|----------------|---|-----------|---------|
| Site Reference | CSF12-1241-144 | | |
| Proposed Use | Shopping Centre, Office and Leisure | Site Area | 2.57 ha |

| The Square Shopping Centr | | | | | | | | |
|---|------------------|------------------|----------------|----------------------|------------------|-----------------------|---|--|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation |
| | years | years | years | | | | synergistic | |
| Social | | | | | | | | |
| S1. Achieve a better balance and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| mix in the housing market between availability and demand | The propos | sed use of th | e site would | not result in the le | oss of a previou | usly identified housi | ng site and would be unlikely to have an | y significant impact on the objective. |
| S2. Improve accessibility for all | ++ | ++ | ++ | Medium | More than | Long term | Cumulative impact with other | |
| to essential services and | | | | | local | | developments on the maintenance | |
| facilities | | | | | | | and enhancement of public transport services | |
| | | | | | | | o serve local residents in a location that is such, the proposed use of the site could | |
| | objective. | • | • | | | | | |
| S3. Enhance transport | ++ | ++ | ++ | Medium | More than | Long term | Cumulative impact with other | |
| infrastructure, improve choice of | | | | | local | | developments on the maintenance | |
| travel mode and quality of life to | | | | | | | and enhancement of public | |
| all communities. | | | ., ., | | <u> </u> | | transport services | |
| | | | | | | | acilities and employment opportunities in | |
| | | | | | | | djacent to existing cycle routes that form nproving choice of travel mode. | r part of the Strategic Active Travel |
| S4. Reduce crime, disorder and | THE LWOIK. | 13 3ucii, iiie j | + | Low | Local | Long term | Secondary impacts on quality of life. | Use of the development |
| the fear of crime | | | т | LOW | Local | Long term | Secondary impacts on quality of life. | management process to ensure |
| | | | | | | | | development complies with Core |
| | | | | | | | | Strategy policy L7.4 |
| | | | | | | | t would be delivered on the site, any dev | |
| | | | | | | | e could therefore have a positive impact | |
| | only a low L7.4. | level of certa | inty over this | s impact due to it | being uncertair | n whether any devel | opment delivered on the site would be in | n accordance with Core Strategy policy |

| The Square Shopping Centr | e, Sale | | | | | | | | | | | |
|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|--|---|---|--|--|--|--|
| | | Timescale |) | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| S5. Reduce poverty and social exclusion | + The propo | + sed use of th | + e site has th | Low e notential to gen | Local erate some em | Long term | Secondary impacts on quality of life ties and could result in the provision of a | additional services and facilities in a | | | | |
| | location th | at is in close | proximity to | | | | public transport. As such, it has the pote | | | | | |
| S6. Encourage a sense of | + | + | + | Medium | Local | Long term | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | | | | | ŭ | ould have some positive impact on the o | objective. | | | | |
| S7. Improve qualifications and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| skills of the resident population | The propo | The proposed use is unlikely to have an impact on education and skills and, as such, is unlikely to have any significant effects on the objective. | | | | | | | | | | |
| 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. | | | | |
| | pollution, i | t is considere | ed that the pr | oposed use of the | e site has the p | | e of noise. Consequently, due to the propegative impact on the objective. There is e uses. | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| neighbourhood quality | | | | not result in the in | | any neglected land/ | /sites identified on the Trafford Derelict F | Property and Sites list. As such, it is | | | | |
| Environment | | | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | + | + | + | Medium | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | | | | | |
| | Bus Corrid | lor, adjacent public transp | to a Metrolin ort. The prop | k station and in cloosed use could a | ose proximity t Ilso help reside | o cycle routes that for ents to meet their ne | rtheless, the site is within 250m of a bus orm part of the Strategic Active Travel N eds locally and thereby reduce the need has the potential to have a positive impa | letwork. As such, the site is well I to travel in order to access shops, | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | | | |

| The Square Shopping Centre | e, Sale | | | | | | | |
|--|---------------------------------------|--|---|--|--|---|--|--|
| | | Timescale | ; | | | Nature of Eff | iect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | developme the potenti developme | ent. As such, al to have a ent. There is | the proposed positive impa however only | d use of the site is act on this objectiv | s unlikely to have by contributing tainty over this | ve a significant impa ng towards the enha | n 300m of a wildlife corridor but is separate on these designated natural assets. ancement of existing open space or wilding uncertain whether or not any develo | The proposed use does however have life habitat within 300m of the |
| 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 |
| | measures. | As such, the | e proposed u | se of the site has | the potential to | reduce contribution | ation technologies and/or other low carb as to climate change. There is however ould incorporate these measures. | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | |
| change | The site is | located entir | ely within flo | od zone 1 and is l | argely at a low | risk of surface water | er flooding. The site is however adjacent | to areas that are susceptible to |
| | | | | | | | offers significant opportunities to reduce npact on the objective. | flood risk in other locations, through, |
| 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. |
| | developme unknown w | ent could be i | managed usi vaste genera | ng options at the | top of the wast | e hierarchy, such as | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propo- | ecycling. It is however presently |
| E6. Conserve land resources and | + | + | + | Medium | Local | Long term | Improved perceptions of the area. | |
| reduce land contamination | | | | | | e identified by the Co e a positive impact o | ontaminated Land Prioritisation Mapping on the objective | g as a potentially medium risk |
| E7. Protect and improve water | + | + | + | Low | Local | Long term | Secondary impacts on biodiversity | |

| The Square Shopping Cent | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| | | Timescale | | | <u>, </u> | Nature of Ef | T | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| quality | medium ris water quali | sk contamina ity by elimina There is how | ted land. Thating a poten | e site is within 250 tial source of cont | of a waterc aminants. The | ourse and, as such, use of the site for e | e identified by the Contaminated Land P the development of the site has the potential mployment development could therefore r whether any contamination on the site | ential to have a positive impact on e have a positive impact on the |
| E8. Protect and improve air | + | + | + | Medium | Local | Long term | Secondary impacts on health. | |
| quality | from a Qua site is well shops, ser | ality Bus Cor served by pu vices, facilitie | ridor, adjace ublic transpo es and emplo | nt to a Metrolink s rt. The proposed syment opportunit | tation and in cuse could also | lose proximity to cyc help residents to me | the area. Nevertheless, the site is within the routes that form part of the Strategic eet their needs locally and thereby reduce. | Active Travel Network. As such, the ce the need to travel in order to access |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | ? | ? | ? | Low | Local | Long term | Secondary impacts on perceptions of the area. | Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated. |
| | Lloyds Bar | nk. The settin | ng of a numb | | is already infl | uenced to a certain | 50m of the boundary of the site – the greatent by modern development. Neverth | |
| Economic | 1 | 1 | ı | T | T | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | + | + | + | Medium | Local | Long term | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | sed use of th nt opportunit | | have some positiv | e impact on th | e objective by result | ting in then provision of an enhanced to | wn centre and generating some |
| EC2. Reducing disparities by | ++ | ++ | ++ | Medium | Local | Long term | Secondary impacts on quality of life. | |
| releasing the potential of all residents particularly in areas of disadvantage | | ion Area and | | | | | and training opportunities in a location the port system. The proposed use could the | |
| EC3. Enhance Trafford's image as a tourism destination | + | + | + | Medium | Local | Long term | Secondary impacts on job creation and prosperity | |
| | | | | | | | e appropriate proposals to support the cone positive impact on the image of Traffo | |

| The Square Shopping Centr | | Timescale | <u> </u> | | | Nature of Eff | fect | | | |
|--|--|-----------------|--------------|-----------|-----------------|---------------------------|--|---|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| EC4. Encourage the long term sustainability of Trafford's Town | ++ | ++ | ++ | Medium | More than local | Long term | Secondary impacts on perceptions of the area and employment | | | |
| Centres | | | | | | nents to an existing tage | town centre and could help support the long the objective. | ong term sustainability of this centre. | | |
| EC5. Improve the social and | + | + | + | Medium | Local | Long term | Lead of the Company o | Contract Charles (C.P. Jones | | |
| environmental performance of the economy | The proposed use of the site is likely to result in significant enhancements to a town centre that is well-served by public transport and which is located in close proximity to areas of deprivation. As such, the proposed use of the site could have some positive impact on the social and environmental performance of the economy. | | | | | | | | | |

The proposed use site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it could result in the enhanced provision of shops, services and facilities in a town centre. The proposed use of the site could therefore have a major positive impact on the objective of encouraging the sustainability of Trafford's town centres and could have some positive impact on the objectives of enhancing Trafford's economic performance. Through the creation of employment opportunities in an accessible location, the proposed use could also have a major positive effect on the objective of reducing economic disparities and some positive impact on the objective of reducing poverty and social exclusion. In addition, it would result in the enhanced provision of services and facilities in a location that is within convenient walking distance of local communities and which is well-served by public transport. As such, the proposed use could have a major positive impact on the objectives that relate to improving access to essential services and facilities and improving choice of travel mode; and some positive impact on the objectives that relate to protecting air quality and reducing the effects of traffic on the environment.

Other objectives that the proposed use of the site could have a positive impact on include those that relate to crime; biodiversity; reducing contributions to climate change; reducing the impacts of climate change; improving the social and environmental performance of the economy; and enhancing the image of Trafford as a tourism destination. In addition, as the proposed use of the site could result in the remediation of an area of potentially medium risk contaminated land that is within relatively close proximity of a watercourse, it also has the potential to have some positive effect on the objectives relating to conserving land resources and protecting water quality.

The proposed use of the site could however have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the proximity of the site to a number of designated heritage assets, the proposed use of the site would have an uncertain impact on the objective that relates to protecting townscape character. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.

| | | Kev fo | r effects | | |
|--------------------|-------------------|------------|-----------------------------------|-------------------------------------|-------------|
| ++ major positive; | + minor positive; | 0 neutral; | minor negative; | – major negative; | ? uncertain |

| Site Address | Former Bayer UK Site, Manchester Road, Timperley | | |
|----------------|--|-----------|---------|
| Site Reference | CFS07-1270-53; Employment Site 10039/00 | | |
| Proposed Use | Housing or Commercial | Site Area | 1.72 ha |

| Former Bayer UK Site, I | Manchester | Road, T | imperle | y | | | | | |
|---|--|---|--|--|---|--|--|--|---|
| | | 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 |
| Social | | | | | | | | | |
| S1. Achieve a better balance and mix in the housing market between | Housing | 0 | + | + | Medium | More than local | Long term | Cumulative impact on securing a more balanced housing market. | |
| availability and demand | Commercial | 0 | 0 | 0 | High | N/A | N/A | | |
| S2. Improve accessibility for all to essential services and facilities | available on the would therefore and affordable been identified residential site. Housing Commercial | ne type an re be expe e housing, d for resid e. The use 0 | d tenure of ected to mas identification development of the site of | of housing ake a 40% ied in the elopment e for comr + + | that would be d 6 contribution to Greater Manche and, as such, th mercial developr Medium Medium | lelivered, the affordable ester Stratege proposed ment would Local | e site is in an area v housing. The site th gic Housing Market use of the site for c therefore be unlikely Long term Long term | which is considered by Core Strate erefore has the potential to make Assessment (SHMA) (2008) and commercial development would not be to have a significant impact on the developments on the maintenance and enhancement of public transport services | d. Although there is presently limited information egy policy L2 to be a 'hot' market location and a long term contribution to the need for family update report (2010). The site has not previously of lead to the loss of a previously identified the objective. As such, the use of the site for housing or |
| | commercial de | evelopmer | nt could ha | ave a maj | or positive impa | ct on the ob | jective. | <u> </u> | |
| S3. Enhance transport infrastructure, improve choice of travel mode and | Housing | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and | |
| quality of life to all communities. | Commercial | 0 | ++ | ++ | Medium | Local | Long term | enhancement of public transport services | |
| | is also in relat | ively close therefore l | proximity | proposed | d cycle routes th | at will form | part of the Active Tr | ravel Network. The proposed use | less than 400m from a Quality Bus Corridor and of the site for housing or commercial cycling and could have a major positive impact |

| | Manichester | Roau, I | imperle | y | | | | | |
|--|---|---|---|---|---|--|---|---|---|
| | | 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 |
| S4. Reduce crime, disorder | Housing | 0 | + | + | Low | Local | Long term | Positive secondary impacts | Use of the development management process |
| and the fear of crime | Commercial | 0 | + | + | Low | Local | Long term | on quality of life | to ensure development complies with Core Strategy policy L7.4 |
| | the potential to | o be desig | ned in acc | cordance | with Core Strate | gy policy L | 7.4 and could therefore | | ousing or commercial development would have objective. There is however only a low level of ore Strategy policy L7.4. |
| S5. Reduce poverty and | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | <u> </u> |
| social exclusion | Commercial | 0 | 0 | 0 | Medium | N/A | N/A | | |
| | | | | | | | ot adjoin, a Priority for social exclusion. | Regeneration Area or a Regenera | tion Area and its use for housing or commercial |
| S6. Encourage a sense of | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and | Commercial | 0 | 0 | 0 | Medium | N/A | N/A | | |
| welfare and value diversity, improve equity | The proposed the objective. | use of the | e site for h | ousing or | commercial dev | elopment is | s unlikely to have an | impact on community facilities a | nd is unlikely to have any significant effects on |
| and equality of opportunity | _ | | | | | | | | |
| S7. Improve qualifications | Housing | 0 | ++ | ++ | Medium | Local | Long term | | |
| S7. Improve qualifications and skills of the resident | Commercial | 0 | + | + | Low | Local | Long term | | |
| S7. Improve qualifications | Commercial The site is in value for housing conformation for housing the apprenticeship | 0 within the ould help a erefore had so and cou | + catchment ddress thi s the pote | + area of E s surplus ntial to ha re have a | Low roadheath Prim capacity and su ve a major posi | Local ary School. pport the lo tive impact on the obje | Long term This school is withing term future of the on the objective. The | e school by creating demand for p e use of the site for commercial d | ntly has some spare capacity. The use of the site laces at the school. The proposed use of the site evelopment has the potential to generate over this impact as it is presently uncertain |
| S7. Improve qualifications and skills of the resident population S8. Improve the health | Commercial The site is in value for housing conformation for housing the apprenticeship | 0 within the ould help a erefore had so and cou | + catchment ddress thi s the pote | + area of E s surplus ntial to ha re have a | Low roadheath Prim capacity and su ve a major posi positive impact | Local ary School. pport the lo tive impact on the obje | Long term This school is withing term future of the on the objective. The | e school by creating demand for p e use of the site for commercial d ever only a low level of certainty o Secondary impacts on quality | blaces at the school. The proposed use of the site evelopment has the potential to generate over this impact as it is presently uncertain. Use of acoustic assessments to establish the |
| S7. Improve qualifications and skills of the resident population | Commercial The site is in v for housing co for housing th apprenticeship whether any co Housing Commercial | O within the ould help a erefore has and councered of O O | + catchment ddress thi s the pote uld therefor the devel | + area of E s surplus ntial to ha re have a opment w | Low coadheath Prim capacity and su ve a major posi positive impact ould offer appre Medium Low | Local ary School. pport the lo tive impact on the obje enticeships. Local | Long term This school is withing term future of the on the objective. The ctive. There is howen Long term Long term | e school by creating demand for pe use of the site for commercial dever only a low level of certainty of Secondary impacts on quality of life | blaces at the school. The proposed use of the site evelopment has the potential to generate over this impact as it is presently uncertain Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. |
| S7. Improve qualifications and skills of the resident population S8. Improve the health and, inequalities in health | Commercial The site is in v for housing co for housing th apprenticeship whether any co Housing Commercial The site is wit pollution, it is | owithin the ould help a erefore has and councecupier of 0 0 hin 200m considered a low level | + catchment ddress thi s the pote uld therefor the devel of the A56 d that the l of certain | + area of E s surplus ntial to ha re have a opment w which ha proposed nty that the | Low roadheath Prim capacity and su ve a major posi positive impact ould offer appre Medium Low s been identifier use of the site ferosame | Local ary School. pport the lo tive impact on the obje enticeships. Local Local d by Defra a or housing of | Long term This school is withing term future of the on the objective. The ctive. There is hower tong term Long term Long term s a major source of or commercial developments. | e school by creating demand for pe use of the site for commercial dever only a low level of certainty of Secondary impacts on quality of life. I noise. Consequently, due to the lopment has the potential to have | blaces at the school. The proposed use of the site evelopment has the potential to generate over this impact as it is presently uncertain Use of acoustic assessments to establish the degree of impact and to identify appropriate |
| S7. Improve qualifications and skills of the resident population S8. Improve the health and, inequalities in health | Commercial The site is in value for housing conformation for housing the apprenticeship whether any commercial The site is with pollution, it is however only | owithin the ould help a erefore has and councecupier of 0 0 hin 200m considered a low level | + catchment ddress thi s the pote uld therefor the devel of the A56 d that the l of certain | + area of E s surplus ntial to ha re have a opment w which ha proposed nty that the | Low roadheath Prim capacity and su ve a major posi positive impact ould offer appre Medium Low s been identifier use of the site ferosame | Local ary School. pport the lo tive impact on the obje enticeships. Local Local d by Defra a or housing of | Long term This school is withing term future of the on the objective. The ctive. There is hower tong term Long term Long term s a major source of or commercial developments. | e school by creating demand for pe use of the site for commercial dever only a low level of certainty of Secondary impacts on quality of life. I noise. Consequently, due to the lopment has the potential to have | laces at the school. The proposed use of the site evelopment has the potential to generate ever this impact as it is presently uncertain Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. proximity of the site to this source of noise a negative impact on the objective. There is |

| Former Bayer UK Site, I | Manchester | Road, T | imperle | у | | | | | |
|--|---------------------------------|---------------------------------------|--------------------------|-------------------------|--------------------------------------|-------------------------------|---|--|---|
| | | T | imescal | le | | | Nature of Eff | ect | |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| quality | | | | | | | ould not result in the fects on the objective | | land/sites identified on the Trafford Derelict |
| Environment | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | Housing | 0 | - | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions | Secure improvements to the public transport network. |
| | Commercial | 0 | - | - | Low | Local | Long term | and air quality | Application of maximum parking standards to encourage sustainable modes of travel. |
| | commercial de Transport Stra | evelopmer ategy (200 ave some r | nt would h 9) as a ro | owever in ute that ex | evitably generat | te additional ods of acute | traffic and the site and serious conges | is located in close proximity to the stion. As such, the use of the site | Bus Corridor. The use of the site for housing or e A56 which was identified by the Trafford for housing or commercial development has the he site is located in close proximity to public |
| E2. Protect, enhance and | Housing | 0 | - | - | Low | Local | Long term | Secondary impacts on image | Undertake appropriate surveys to establish the |
| restore open space, biodiversity, flora and | Commercial | 0 | - | - | Low | Local | Long term | of the local area | potential impact of development at this site on the ecological value of these features. |
| fauna, geological and geo- morphological features | development l | has the po However, | tential to lin the abs | have a ne sence of a | gative impact or ppropriate ecolo | n this desigr | nated natural asset. | Both of the proposed uses of the | use of the site for housing or commercial site could therefore have a negative impact on osals to protect and enhance biodiversity, there is |
| E3. Reduce contributions | Housing | 0 | + | + | Low | Local | Long term | Secondary impacts | Use of the development management process |
| to climate change | Commercial | 0 | + | + | Low | Local | Long term | associated with climate change | to ensure development complies with Core Strategy policy L5 |
| | measures. As | such, the | proposed | use of the | e site for housin | g or comme | ercial development h | | carbon, renewable and energy efficiency butions to climate change. There is however only d incorporate these measures. |
| E4. Reduce impact of climate change | Housing | 0 | | | Low | Local | Long term | | Implementation of appropriate measures to minimise flood risk and surface water run-off. |

| Former Bayer UK Site, I | | | imescal | | | | Nature of Eff | ect | |
|---|--|---|--|--|---|--|---|--|---|
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | Commercial | 0 | | | Low | Local | Long term | | Production of a detailed FRA and the application of the Exception Test if any more vulnerable uses are proposed in the parts of the site that fall within Flood Zone 3. |
| | as a surface we development in the site does account. In ad- | vater mana has the po however to Idition, as | agement zotential to in the second se | zone. Con increase f m flood de ove, only a | sequently, it is on sequently, it is on the sequences and the | considered to here. As such residual ris hite is within | hat the site is at a h h, both of the propo k of flooding could a | nigh risk of flooding and the propositions are uses would have a major negrectually be relatively low once the | ne site is also in an area that has been identified use of the site for housing or commercial pative impact on the objective. presence of these defences has been taken in a sonly a low level of certainty that either of the |
| 5. Reduce the nvironmental impacts of consumption and | Housing Commercial | 0 | ? | ? | Low | Local Local | Long term Long term | Secondary impact on the need to identify landfill sites | Use of the development management procest to ensure development complies with Core Strategy policy L6 and the Waste DPD. |
| production | development of | could be n | nanaged ι | using optic | ons at the top of | the waste h | nierarchy, such as p | revention, preparing for re-use ar | gement of waste. Waste generated by the d recycling. It is however presently unknown osed uses would have an uncertain impact on |
| E6. Conserve land | Housing | 0 | ++ | ++ | Medium | Local | Long term | Improved perceptions of the | |
| esources and reduce land | Commercial | 0 | ++ | ++ | Medium | Local | Long term | area. | |
| contamination | The proposed | use of the | site for h | ousing or | commercial dev | velopment v | vould result in the re | emediation of a NLUD site which i | s identified by the Trafford Contaminated Land ve a major positive impact on the objective. |
| 7. Protect and improve | Housing | 0 | + | + | Low | Local | Long term | Secondary impacts on | |
| vater quality | Commercial | 0 | + | + | Low | Local | Long term | biodiversity | |
| | containing hig water quality t | h risk cont by eliminat | taminated ting a pote | land. The ential sour | site is within 25 | 50m of a wa ints. There i | tercourse and, as s | such, the development of the site h | inated Land Prioritisation Mapping as potentia has the potential to have a positive impact on act as it is unclear whether any contamination |
| | Housing | 0 | | · | Low | Local | Long term | Secondary impacts on health, | Secure improvements to the public transport |

| Former Bayer UK Site, I | Manchester | Road, T | imperle | у | | | | | |
|--|--------------------------------|--------------------------|---------------------------|--------------------------|----------------------------------|-------------------------------|-------------------------|--|--|
| | | | imesca | | | | Nature of Effe | | |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | Commercial | 0 | - | - | Low | Local | Long term | illnesses. | Application of maximum car parking standards to encourage sustainable transport choices. |
| | commercial de negative impa | evelopmer ct on the o | nt would ir objective. | ievitably g Neverthel | enerate additioness, as the sign | nal traffic. It ificance of a | is therefore conside | ered that both of the proposed use | the development of the site for housing or es of the site have the potential to have a y undertaking a formal Air Quality Impact |
| E9. Protect and enhance | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | |
| the diversity and | Commercial | 0 | 0 | 0 | Medium | N/A | N/A | | |
| distinctiveness of | | | | | | | | | to the south of the site. These designated |
| landscape and townscape character and cultural | | | | | | | | | ing of these heritage assets is already influenced |
| facilities | the setting of t | | • | | | it the propos | sed use of the site for | or nousing or commercial develop | ment is unlikely to have a significant impact on |
| Economic | the setting of t | 11030 0330 | to or on t | ie objectiv | / C . | | | | |
| EC1. Enhance Trafford's | Housing | 0 | 0 | 0 | Medium | N/A | N/A | Secondary economic impacts | |
| high performance and | Commercial | 0 | + | + | Medium | Local | Long term | through the creation of jobs in | |
| sustainable economy to | | | | • | | | | the construction process. | |
| provide a powerful | | | | | | | | | ly been identified as employment land. As such, |
| contribution to regional | | | | | | | | | nt would create some employment opportunities |
| growth | | 1 | | | | | | lopment could have a minor posit | ive impact on the objective. |
| EC2. Reducing disparities | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | |
| by releasing the potential | Commercial | 0 | ++ | ++ | Medium | Local | Long term | Increased opportunities and | |
| of all residents particularly in areas of disadvantage | The use of the | oito for b | ousing is | بمانادماید ادم | hava a significa | nt offeet on | the chiestive. The | quality of life. | elopment has the potential to result in the |
| lii aleas oi disadvalitage | | | | | | | | | nd which is connected to this area by a high |
| | | | | | | | | herefore have a major positive im | |
| EC3. Enhance Trafford's | Housing | 0 | 0 | 0 | Medium | N/A | N/A | | |
| image as a tourism | Commercial | 0 | 0 | 0 | Medium | N/A | N/A | | |
| destination | | | | | | | | e appropriate proposals to enhand significant effect on the objective. | be the culture and tourism offer will be supported. |
| EC4. Encourage the long | Housing | 0 | 0 | 0 | Medium | N/A | N/A | , , , , , , , , , , , , , , , , , , , | |

| Use | 0-5 | imescal | | | | Nature of Effe | - 4 | |
|--|--|--|--|--|--|--|---|--|
| Use | 0-5 | E 10 | | | | Nature of Ene | ect | |
| | years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Commercial | 0 | ? | ? | Low | Local | Long term | Secondary impacts on perceptions of the area | Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres. |
| incorporating a town centre us Core Strategy | a residenti se (i.e. reta policy W2 | al elemen ail) in an o seeks to | t is unlike ut of cent prevent d | ly to have a sigr re location. Neve evelopment that | nificant effect ertheless, that t would have | et on the objective. The scale of any coming an unacceptable in | he use of the site for commercial mercial development that would to | development would result in the provision of a ake place on the site is currently unknown and |
| Housing Commercial | 0 | 0 | 0 | Medium Medium | N/A N/A | N/A N/A | | |
| | proposed | uses is lik | ely to hav | | mpact on the | e social or environm | ental performance of the econom | y. |
| | The site is not incorporating a town centre us Core Strategy commercial de Housing | The site is not located in incorporating a residenti town centre use (i.e. reta Core Strategy policy W2 commercial developmen Housing O Commercial O | The site is not located in particular incorporating a residential elemen town centre use (i.e. retail) in an ocore Strategy policy W2 seeks to commercial development would have thousing 0 0 Commercial 0 0 | The site is not located in particularly close princorporating a residential element is unlike town centre use (i.e. retail) in an out of centre Core Strategy policy W2 seeks to prevent documercial development would have an unterpretable of the commercial of the co | The site is not located in particularly close proximity to any incorporating a residential element is unlikely to have a sign town centre use (i.e. retail) in an out of centre location. Nev Core Strategy policy W2 seeks to prevent development that commercial development would have an uncertain impact of Housing O O O Medium Commercial O O O Medium | The site is not located in particularly close proximity to any of Trafford's incorporating a residential element is unlikely to have a significant effectown centre use (i.e. retail) in an out of centre location. Nevertheless, the Core Strategy policy W2 seeks to prevent development that would have commercial development would have an uncertain impact on the object Housing 0 0 0 Medium N/A Commercial 0 0 0 Medium N/A | The site is not located in particularly close proximity to any of Trafford's town centres. Consincorporating a residential element is unlikely to have a significant effect on the objective. Town centre use (i.e. retail) in an out of centre location. Nevertheless, the scale of any come Core Strategy policy W2 seeks to prevent development that would have an unacceptable in commercial development would have an uncertain impact on the objective. Housing 0 0 0 Medium N/A N/A Commercial 0 0 0 Medium N/A N/A | Commercial 0 ? Low Local Long term Secondary impacts on perceptions of the area The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for commercial town centre use (i.e. retail) in an out of centre location. Nevertheless, the scale of any commercial development that would to Core Strategy policy W2 seeks to prevent development that would have an unacceptable impact on a town centre. Consequent commercial development would have an uncertain impact on the objective. Housing 0 0 Medium N/A N/A |

The proposed use of the Bayer Site for housing or commercial development has the potential to have a positive impact a number of sustainability objectives. In particular, both of the proposed uses would result in development taking place in an accessible location within the urban area 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. Both of the uses would also have a positive impact on the objective relating crime and fear of crime and education and skills. However, as the site is less than 200m from a major source of noise pollution, the use of the site for either housing or commercial development would have a negative impact on the objective relating to health.

The use of the site for housing or commercial development would also have a positive effect on several environmental objectives. In particular, both of the uses would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as high risk contaminated land and would therefore have a major positive impact on the objective relating to land resources and contaminated land and some positive impact on the objective of improving water quality. Both of the proposed uses could also have a positive effect on the objective of reducing contributions to climate change. 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 or commercial development would inevitably generate traffic and associated emissions. Consequently, both of the proposed uses have the potential to 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 also has the potential to have a negative impact on the objective relating to biodiversity. In addition, parts of the site are also within Flood Zones 2 and 3 and both of the proposed uses could have a major negative impact on the objective of reducing the impacts of climate change. It is however recognised that the site is protected by flood defences and, as a result, the residual risk of flooding could actually be low. Therefore, there is only a low level of certainty about the impact on this objective.

By resulting in the provision of housing in the urban area, the proposed use of the site for housing would have a positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for commercial development could have a positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities. The use of the site for commercial development would however result in town centre uses being directed to an out-of-centre location and, as such, would have an uncertain impact on the objective of encouraging the long term sustainability of Trafford's town centres.

Key for effects

++ major positive;

+ minor positive;

0 neutral;

- minor negative;

-- major negative;

? uncertain

| Site Address | Hartington House, Hartington Road, Altrincham | | |
|----------------|---|-----------|---------|
| Site Reference | Employment Site 10046 | | |
| Proposed Use | Housing, Employment or Mixed Use | Site Area | 0.88 ha |

| Hartington House, Harti | ngton Road | Altrinc | ham | | | | | | |
|-------------------------------|--------------|------------|------------|-----------|----------------|-------------|---------------------|--|--|
| | | T | imescal | le | | | Nature of Eff | ect | |
| SA Objective | Use | 0-5 | 5-10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation |
| | | years | years | years | | | | synergistic | |
| Social | | | | | | | | | |
| S1. Achieve a better | Housing | 0 | + | + | Medium | Local | Long term | Cumulative impact on | Provision of more specific information about the |
| balance and mix in the | | | | | | | | securing a more balanced | housing requirements for site |
| housing market between | F | | | | LP. L | N1/A | N1/A | housing market. | |
| availability and demand | Employment | 0 | 0 | 0 | High | N/A | N/A | 0 1.1 | Decision for the second state of the second st |
| | Mixed Use | 0 | + | + | Medium | Local | Long term | Cumulative impact on | Provision of more specific information about the |
| | | | | | | | | securing a more balanced housing market. | housing requirements for site |
| | The proposed | use of the | site for h | oueing or | miyed use deve | lonment inc | ornorating a reside | | I rovision of housing in the urban area. Although |
| | | | | | | | | | ea which is considered by Core Strategy policy |
| | | | | | | | | | therefore 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 | ++ | ++ | 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 | |
| | | | | | | | | enhancement of public | |
| | | | | | | | | transport services | |
| | | | | | | | | | tion. The site is also within 20 minutes travel time |
| | | | | | | | | major positive impact on the obje | ective. |
| 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 | |

| Hartington House, Hart | | | imesca | le | | | Nature of Eff | ect | | | | |
|---|---|---|--|--|--|---|--|---|--|--|--|--|
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| communities. | routes that wil | I form part | t of the Ac | tive Trave | el Network. The | use of the s | ite for housing, emp | | in relatively close proximity to proposed cycle ent therefore has the potential to improve the use | | | |
| S4. Reduce crime, disorder and the fear of crime | | | | | | | | | Use of the development management process to ensure development complies with Core Strategy policy L7.4 housing, employment or mixed use development mpact on the objective. There is however only a | | | |
| S5. Reduce poverty and social exclusion | | | | | | | | | dance with Core Strategy policy L7.4. | | | |
| | The proposed Bus Corridor. the site for em | use of the As such, t aployment e potentia | e site for r the use of or mixed I to reduc | esidential the site fo use devel | development wor housing has the lopment would re | ould result in potential esult in the potential | n the provision of ho to have a major pos provision of employr | sitive impact on the objective of rement opportunities within an acce | Ind in a location that is within 400m of a Quality educing poverty and social exclusion. The use of essible location in a Regeneration Area which nent would therefore also have a major positive | | | |
| 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 | ousing, e | mployment or m | ixed use de | evelopment is unlike | ly to have an impact on commun | ity facilities and is unlikely to have any significant | | | |
| S7. Improve qualifications and skills of the resident | Housing | 0 | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | | | |
| population | Employment | 0 | ++ | ++ | Medium | Local | Long term | | | | | |
| | Mixed Use | 0 | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | | | |
| | The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the use of the site for housing or mixed use development which incorporates a residential element has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided. The use of the site for employment development would have the potential to generate apprenticeships within a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships. | | | | | | | | | | | |

| Hartington House, Harti | ngton Road | , Altrinc | ham | | | | | | | | | |
|-----------------------------|---|--|---------------|--------------|-----------|----------------|-----------------------|------------------------------------|--|--|--|--|
| | | 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 | | | |
| 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. | | | |
| | pollution, the u | | | | | | | | | | | |
| 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 | | | | | |
| | | The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | | |
| Environment | | | | | | | | | | | | |
| E1. Reduce the effect of | 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 | | | | | |
| | which was ide Bus Corridor a increase the u | The use of the site for housing, employment or mixed use development would inevitably generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The site is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to increase the use of public transport and result in an increase in congestion. Consequently, and taking into account the size of the site and the limited scale of development it would be likely to accommodate, it is considered that each of the proposed uses of the site is unlikely to have a significant 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- | | | | | | | | | d SBI but is separated from these features by | | | |
| morphological features | | | | | | | | | d use development is unlikely to have an | | | |
| , | | | | | | | | | or housing, employment or mixed use to fexisting open space or wildlife habitat within | | | |
| , | | | | | | | | | development on the site would make a | | | |
| , | contribution to | | | | | inty Over this | s impact due to it be | any uncertain whether or not any | development on the site would make a | | | |
| E3. Reduce contributions | Housing | 0 | | + | Low | Local | Long term | Secondary impacts | Use of the development management process | | | |
| | | | T | | | | LUIU IGIII | I Occordary Impacts | Ose of the developitient management brokess — | | | |

| | ington itouu | , Altrinc | ham | | | | | | |
|--|---|---|--|---|--|---|---|---|--|
| | | | 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 | 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 red | arbon, 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 | | |
| | development of to have a position | offers som tive impac | e opportu t on the o | nities to re bjective. | educe flood risk | in other loca | ations, through, for | example, the use of SuDS. Each o | pment for housing, employment or mixed use of the proposed uses therefore has the potential |
| 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 production | Mixed Use | 0 | ? | ? | Low | Local | Long term | capacity | Strategy policy L6 and the Waste DPD. |
| production | development of | could be n | nanaged u | sing optic | ns at the top of | the waste h | ierarchy, such as p | revention, preparing for re-use an | agement of waste. Waste generated by the direcycling. It is however presently unknown |
| | whether the war objective. | aste gene | rated by t | ne site wo | uld be dealt wit | n at the top | of the waste hierard | iny and, as such, the proposed us | e would have an uncertain impact on the |
| E6. Conserve land | | aste gene | rated by t | te site wo | uld be dealt with | Local | of the waste hierard | Improved perceptions of the | e would have an uncertain impact on the |
| | objective. | | | | | | | | e would nave an uncertain impact on the |
| resources and reduce land | objective. Housing Employment Mixed Use | 0 0 0 | + + + + | + + + + | Medium Medium Medium | Local Local Local | Long term Long term Long term | Improved perceptions of the area. | · |
| resources and reduce land | objective. Housing Employment Mixed Use The proposed | 0 0 0 use of the | + + + e 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 |
| E6. Conserve land resources and reduce land contamination E7. Protect and improve | objective. Housing Employment Mixed Use The proposed | 0 0 0 use of the | + + + e 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 |
| resources and reduce land contamination | objective. Housing Employment Mixed Use The proposed Mapping as po | 0 0 0 use of the | + + + e site for h | + + ousing, e | Medium Medium Medium mployment or m inated land. As | Local Local Local ixed use de | Long term Long term Long term velopment would reof the proposed use | Improved perceptions of the area. sult in the remediation of a site ides of the site could have a positive | entified by the Contaminated Land Prioritisation |
| resources and reduce land contamination E7. Protect and improve | objective. Housing Employment Mixed Use The proposed Mapping as po Housing | 0 0 0 use of the | + + + e site for h | + + + ousing, ei k contam + | Medium Medium Medium mployment or m inated land. As Low | Local Local Local ixed use de such, each | Long term Long term Long term velopment would re of the proposed use Long term | Improved perceptions of the area. sult in the remediation of a site ides of the site could have a positive Improved perceptions of the | entified by the Contaminated Land Prioritisation |
| resources and reduce land contamination E7. Protect and improve | objective. Housing Employment Mixed Use The proposed Mapping as po Housing Employment Mixed Use The use of the as a medium r eliminating a p | 0 0 use of the otentially r 0 0 0 e site for h risk site. T potential sire is howe | + + + e site for h medium ris + + ousing, er he site is so | + + ousing, er k contam + + nploymen within 250 ontaminar | Medium Medium Medium mployment or m inated land. As Low Low Low t or mixed use of m of a watercounts. The use of t | Local Local ixed use de such, each de Local Local Local Local developmenturse and, as he site for h | Long term Long term Velopment would reof the proposed use Long term Long term Long term twould result in the such, the development term | Improved perceptions of the area. sult in the remediation of a site ides of the site could have a positive Improved perceptions of the area. remediation of a site identified by nent of the site has the potential to the or mixed use development could | entified by the Contaminated Land Prioritisation |

| Hartington House, Harti | ington Road | , Altrinc | ham | | | | | | |
|---|--------------------------------|--------------------------|----------------------------|---------------------------|---------------------------------------|--------------------------|--|--|---|
| | | 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 |
| quality | site is located | within clos | se proximi | ty of a Me | trolink station a | nd a Quality | / Bus Corridor. In ac | | 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. potential to generate some additional traffic, the t is unlikely to accommodate a significant ant impact on the objective. |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | heritage asset by more mode | s are less ern develo | than 100ı pment. As | m from the such, it is | e site but are se s considered tha | parated fror | n it by existing built | development. In addition, the sett | to the north west of the site. These designated ting of these heritage assets is already influenced use development is unlikely to have a significant |
| Economic | impact on the | setting of | inese ass | ets or on | ine objective. | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth | be unlikely to place in a loca | have any a tion which | significant n is outsid | effects or e of the fo | n the objective. cus areas ident | The use of tified by Cor | he site for employm e Strategy Policy W | ent or mixed use development won 1.3. The proposed use would how | entified as employment land and would therefore ould result in employment development taking vever have the potential to meet the objectives s the potential to have a positive impact on the |
| EC2. Reducing disparities | objective. Housing | 0 | 0 | 0 | Medium | N/A | N/A | <u> </u> | |
| by releasing the potential of all residents particularly in areas of disadvantage | | | | | | | | | mixed use development has the potential to ration Area and which is connected to this area |
| EC3. Enhance Trafford's | | | | | | | | | have a positive impact on the objective. |

| Hartington House, Harti | ngton Road | , Altrinc | ham | | | | | | | | | | |
|-------------------------|---|--|---------------|--------------|-----------|-------|----------------|------------------------------------|---|--|--|--|--|
| | | Ţ | imescal | e | | | Nature of Effe | 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 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| destination | Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| | | The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposals to enhance the culture and tourism offer will be supported. The use of this site for housing, employment or mixed use development is therefore unlikely to have a significant effect 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 | | | | | | |
| | development i provision of a Employment L Trafford's town approximately 69,000sqm of is likely to com | The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective. | | | | | | | | | | | |
| EC5. Improve the social | 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 | | | | | | | | | is objective. The use of the site for employment within a town, district or local centre. | | | | |
| Sustainability Summary | | | | | | | | | | | | | |

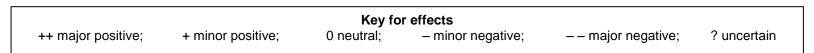
| Hartington House, Harti | Hartington House, Hartington Road, Altrincham | | | | | | | | | | | | |
|-------------------------|---|--------------|---------------|--------------|-----------|-------|----------------|------------------------------------|------------|--|--|--|--|
| | | Т | imescal | e | | | Nature of Effe | ect | | | | | |
| SA Objective | Use | 0-5 years | 5-10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |

The proposed use of the Hartington House 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 proposed uses would result in development taking place in an accessible location within a 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 would also have some positive impact on the objective relating to crime and fear of 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 or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objective relating to reducing contributions to climate change; biodiversity; 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 medium risk contaminated land and could therefore have a positive impact on the objectives relating to contaminated land 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 have an uncertain impact on the objective relating to air quality. Each of the proposed 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 the urban area, the proposed use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for employment development would have the potential to have a major positive impact on the objective relating to education and skills, whereas the use of the site for housing or mixed use development could have a negative impact on this objective by placing additional pressure on schools that are already operating above capacity.

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 however have a major positive effect on the objectives of reducing economic disparities and enhancing Trafford's economic performance.



| Site Address | Land at 289 Hale Road, Hale Barns | | |
|----------------|-----------------------------------|-----------|---------|
| Site Reference | CFS12-1247-169; SHLAA 1623 | | |
| Proposed Use | Housing | Site Area | 0.86 ha |

| Land at 289 Hale Road, Hale | Barns | | | | | | | |
|---|----------------------------|---|--------------------------------|--------------------------------------|------------------------------------|---|---|---|
| | | Timescale | • | | | Nature of Eff | fect | |
| 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 housing market between availability and demand | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | |
| | information market loca | available or ation and wo n to the need | n the type an uld therefore | d tenure of housing be expected to n | ng that would be nake a 40% cor | e delivered, the site ntribution to affordal | lance and mix of housing in Trafford. Ali is in an area which is considered by Co ble housing. The site therefore has the panchester Strategic Housing Market Ass | re Strategy policy L2 to be a 'hot' potential to make a long term |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | |
| | than 250m | | stop and with | | | | a primary school and a local centre on blic transport. As such, the use of the si | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | Secure contributions towards enhancing public transport services. |
| | therefore h | ave a positiv | e impact on | the objective. The | site is not how | | te is less than 250m from a bus stop. Th f a Quality Bus Corridor or a train or Me re. | |

| Land at 289 Hale Road, Hale | | | | | | | | | | | | | |
|---|---------------------------|---|----------------|--|------------------|---------------------|--|---|--|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | | |
| | provision of the site for | The site is situated in a predominantly residential area although it does adjoin open space to the west. The proposed use of the site would therefore result in the provision of housing in a residential area and would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the proposed use of the site for housing or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4. | | | | | | | | | | | |
| S5. Reduce poverty and social | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| exclusion | | | | se proximity of a lact on poverty or s | | ۱. | generation Area. The development of th | e site for housing would therefore be | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | | | , | · | , | · | have any significant effects on the obje | ACTIVE. | | | | | |
| S7. Improve qualifications and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| skills of the resident population | presently h | nave a surplu | s or deficit o | | uently, and taki | ng into account the | vithin a Priority Regeneration Area or a l size of the site and the number of dwelli | | | | | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | | | |
| | | | | | | | rce of noise. Consequently, due to the pave a negative impact on the objective. | proximity of the site to this source of | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| neighbourhood quality | | | | | | | nt of any neglected land/sites identified ficant effects on the objective. | on the Trafford Derelict Property and | | | | | |
| Environment | • | | | | | , , , | • | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | | | | | | |

| Land at 289 Hale Road, Hale | Barns | | | | | | | |
|--|--------------------------|---------------------------------|---------------------------------|--|------------------------------------|---|--|--|
| | | Timescale | | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | Metrolink s the SHLAA | station. Ther A estimates th | e are howeve nat the site is | er some local faci s only likely to acc | lities within cor commodate app | nvenient walking dist proximately 22 dwell | the site is not within 400m of a Quality Is tance of the site and the site is less than ings. Consequently, given the scale of d for housing would have any significant | 250m from a bus stop. In addition, evelopment that is likely to come |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. |
| | unlikely to objective b | have a signif y contributin | icant impact g towards the | on this designate e enhancement o | d natural asset f existing open | t. The use of the site space or wildlife ha | ture by existing built development. As so for housing does however have the pot bitat within 300m of the development. The he site would make a contribution toward | ential to have a positive impact on the nere is however only a low level of |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rens to climate change. There is however of incorporate these measures. | |
| E4. Reduce impact of climate | 0 | ++ | ++ | Medium | Local | Long term | | |
| change | areas that | are more sus | sceptible to s | surface water floor | ding and the re | development of this | w susceptibility to surface water flooding previously developed site offers signific or housing has the potential to have a ma | ant opportunities to reduce flood risk |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. |
| | options at | the top of the | waste hiera | rchy, such as pre | vention, prepar | ring for re-use and r | ment of waste. Waste generated by the ecycling. It is however presently unknow e would have an uncertain impact on the | n whether the waste generated by the |
| E6. Conserve land resources and | 0 | + | + | Medium | Local | Long term | Improved perceptions of the area. | |

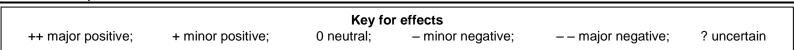
| Land at 289 Hale Road, Hale | | | | | | | | | | | | |
|--|------------------------------------|---|--|--|--|--|---|---|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| reduce land contamination | | The propose | | | | | lly low risk contaminated land by the Tra nation of some contaminated land and co | | | | | |
| E7. Protect and improve water | 0 | + | + | Low | Local | Long term | Secondary impacts on biodiversity | | | | | |
| quality | land. The s | site is within ource of con | 250m of a w taminants. T | ratercourse and, a he proposed use | s such, the devor | relopment of the site of therefore have a p | Contaminated Land Prioritisation Mappire has the potential to have a positive impositive impact on the objective. There is pact on the quality of nearby watercourse | act on water quality by eliminating a however only a low level of certainty | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | | |
| quality | 800m of a and facilitie considered | train or Metr es within wal d that the pro | olink station king distanc posed use i | . Nevertheless, the e of the site. Cons s unlikely to have | e site is not with equently, and to a significant im | nin 200m of an AQM aking into account t pact on air quality. N | ehicular emissions and the site is not wit IA and it is less than 250m from a bus st he scale of development that is likely to Nevertheless, as the significance of any it wel of certainty in relation to the impact of | op. There is also a range of services be delivered on the site, it is impact on air quality can only be truly | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | , | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | assets by | existing built | developmer | nt. It is therefore co | onsidered that | the proposed use of | Nevertheless, the site is largely screened the site for housing, employment or mix ficant impact on the objective. | | | | | |
| Economic | | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth | | | | | | | Potential secondary economic impacts through the creation of jobs in the construction process. or result in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the loss of a site that has preventing the construction in the | riously been identified as employmen | | | | |
| FOO Della de la la califación | | | | any significant effe | | | I D. C. C. L | Г | | | | |
| EC2. Reducing disparities by releasing the potential of all | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| residents particularly in areas of | · —- | and upp of th | e site is not | an employment us | se and is unlike | ely to have any signi | ficant effects on the objective. | | | | | |
| disadvantage | The propo | sed use of the | 0 010 10 1100 | | | | | | | | | |
| residents particularly in areas of disadvantage EC3. Enhance Trafford's image | 0 | The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective. O O Medium N/A N/A The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to | | | | | | | | | | |
| disadvantage | 0 The propo | 0 sed use of th | 0 le site is not | Medium a tourism use and | l it is not in a lo | cation that is identifi | ied by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | | |

| | • | Timescale | | | | Nature of Effe | ect | | | | |
|--|-----------------|--|------------|--|--|----------------|-----|--|--|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | Mitigation | | | | | | | | |
| sustainability of Trafford's Town Centres | | The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. | | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy | O The propos | 0 0 0 Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective. | | | | | | | | | |

The proposed use of the land at 289 Hale Road for housing has the potential to have a positive impact on several sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive impact on the objectives relating to choice of travel mode; achieving a better balance in the housing market; and crime.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to biodiversity; and reducing contributions to climate change. The proposed use of the site would also result in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as comprising of potentially low risk contaminated land. As such, the proposed use could also have some positive effect on the objectives that relate to conserving land resources and protecting water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The proposed use of the site could however have an uncertain or negative impact on some sustainability objectives. Specifically, by resulting in the provision of housing in a location that is within 200m of a road that has been identified as a major source of noise pollution by Defra, the proposed use could have some negative impact on the objective that relates to health. In addition, as the proposed use of the site would inevitably generate additional traffic, it would have an uncertain impact on the objective relating to reducing the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Land at Deansgate Lane, Timperley | and at Deansgate Lane, Timperley | | | | | | | |
|----------------|--|----------------------------------|---------|--|--|--|--|--|--|
| Site Reference | CFS12-1161-114 & CFS07-1161-114; SHLAA 1626; Employr | nent Site 121 | 27 | | | | | | |
| Proposed Use | Housing | Site Area | 0.86 ha | | | | | | |

| Land at Deansgate Lane, Tin | nperley | | | | | | | | | |
|---|--|--|------------------------------|---|-------------------|---|--|---|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | |
| 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 housing market between availability and demand | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | |
| | information market location contribution | The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. 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, given the size of the site and numbers of units it would be likely to be accommodated, any impact on this objective is likely to only be local in scale. | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | | | |
| | | | | | | stations. The site is pact on the objective | s also within 20 minutes travel time of es | sential services by public transport. As | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services. | | | |
| | less than 8 Active Trav | 300m from Na | avigation Ro The use of t | ad and Timperley he site for housing | Metrolink station | ons and is in relative | g a primary school and a neighbourhood ely close proximity of proposed cycle rou rove the use of public transport and/or p | ites that will form part of the Strategic | | |

| Land at Deansgate Lane, Tir | nperley | | | | | | | | | | | | |
|---|----------------|--|----------------|--------------------------------------|------------------|------------------------|--|---|--|--|--|--|--|
| | | Timescale | • | | | Nature of Eff | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | | |
| | designed i | The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4. | | | | | | | | | | | |
| S5. Reduce poverty and social | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| exclusion | | | | area but it does n social exclusion. | ot adjoin a Pric | ority Regeneration A | rea or a Regeneration Area and its use t | or housing would be unlikely to have | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | sed use is ur | nlikely to nav | e an impact on co | mmunity facilit | ies and is unlikely to | o have any significant effects on the obje | | | | | | |
| S7. Improve qualifications and skills of the resident population | 0 | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | | | | | |
| | | | | | | | presently has a deficit of places. As such places and pressure on this school and generating | | | | | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | | | |
| | | | | | | | Defra as a major source of noise. Conse r housing has the potential to have a neg | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| neighbourhood quality | | The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective. | | | | | | | | | | | |
| Environment | | | · · | | | | | | | | | | |
| | | | | | | | | | | | | | |

| Land at Deansgate Lane, Tir | nperley | | | | | | | | | | | | |
|--|---|---|--------------|---------------------|------------------|-----------------------|--|--|--|--|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| on the environment | addition, the from a Met travelling be developmed would be li | The use of the site for housing would inevitably generate a degree of traffic. The existing employment use of the site would however already generate some traffic. In addition, there are a number of facilities within convenient walking distance of the site and the site is also within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. 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 the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significan impact on the objective. | | | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | - | - | Low | Local | Long term | Secondary impacts on image of the local area | Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. | | | | | |
| | natural ass | The site is immediately adjacent to the Bridgewater Canal and is within 300m of a designated wildlife corridor. Given this proximity of the site to these designated natural assets, the use of the site for housing could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. | | | | | | | | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | | | |
| | measures. | As such, the | proposed u | ise of the site has | the potential to | o reduce contribution | technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures. | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | | | |
| change | are suscep | The site is located entirely within flood zone 1. The site is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site for housing could therefore have some positive impact on the objective. | | | | | | | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | | |

| Land at Deansgate Lane, Tin | nperley | | | | | | | | | | | | |
|--|--|---|--|---|---|---|---|---|--|--|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | |
| | could be m | Given the size of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective | | | | | | | | | | | |
| E6. Conserve land resources and | 0 | ++ | ++ | Medium | Local | Long term | Improved perceptions of the area. | | | | | | |
| reduce land contamination | Prioritisation | The site comprises of an area of previously developed land that is identified as potentially high risk contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site therefore has the potential to result in the reclamation of some high risk contaminated land and could therefore have a major positive effect on the objective. | | | | | | | | | | | |
| E7. Protect and improve water quality | 0 | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area and the use of the canal for recreation | | | | | | |
| | the site an | The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the use of the site for housing has the potential to have a positive impact on the objective. | | | | | | | | | | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | | | | |
| quality | is less than movement significanc | n 800m from s in the area | two Metrolin . Consequer act on air qu | ik stations. In add htly, it is considere ality can only be t | ition, it is recog ed that use of th | nised that the existine site for housing is | chicular emissions. Nevertheless, the sit ong use of the site for employment purpor sunlikely to have a significant impact on ormal Air Quality Impact Assessment, the | ses will already generate vehicular air quality. Nevertheless, as the | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | | no designate scape of tow | | | n of the site and | d it is considered tha | It the proposed use of the site is unlikely | to have a significant effect on the | | | | | |
| Economic | | | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | | |
| contribution to regional growth | The proposed use of the site is not an employment use. The site was allocated for employment development in the UDP and, as such, its use for housing would result in the loss of a site that had previously been identified as employment land. The site is not however within Trafford Park and the Trafford Employment Land Study (2009) recommended that this site should be discounted from the employment land supply. As such, the proposed use of the site is unlikely to have any significant effects on the objective. | | | | | | | | | | | | |

| Land at Deansgate Lane, Timperley Timescale Nature of Effect | | | | | | | | | | | | |
|---|----------------------|---|---------------|-------------------|---------------------|-------------------------|---|-------------------------------------|--|--|--|--|
| | | Timescale | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage | O The propos | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. ficant effects on the objective. | | | | | |
| EC3. Enhance Trafford's image | The propos | Sed use of the | 0 | Medium | N/A | N/A | | _ | | | | |
| as a tourism destination | | | e site is not | a tourism use and | l it is not in a lo | cation that is identifi | led by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| sustainability of Trafford's Town Centres | | The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. | | | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| environmental performance of the economy | The propose economy. | The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the | | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | | | |

The proposed use of the land and buildings on Deansgate Lane for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area 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. The proposed use also has the potential to have some positive impact on the objectives relating to crime and fear of crime; and achieving a better balance in the housing market.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have some positive effect on the objectives of reducing the impacts of climate change; and reducing contributions to climate change. The proposed use of the site could also result in the remediation of potentially high risk contaminated land and therefore has the potential to have a major positive effect on the objective that relates to land resources and some positive impact on the objective that relates to water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. The site is less than 200m from a major source of noise pollution and the proposed use of the site could therefore have a negative impact on health. The site is also adjacent to a wildlife corridor and the development of the site could have a minor negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. In addition, the proposed use of the site could have some negative impact on the objective concerned with education and skills by putting additional pressure on a school that already has a deficit of places. 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

| Site Address | Land at Stokoe Avenue, Altrincham | | |
|----------------|-----------------------------------|-----------|---------|
| Site Reference | CFS07-1178-108, SHLAA 1564 | | |
| Proposed Use | Housing | Site Area | 0.58 ha |

| Land at Stokoe Avenue, Altı | rincham | | | | | | | | | | |
|---|---|---|--------------|--------------------|-------|--------------|--|--|--|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | | |
| 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 housing market between availability and demand | 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 | | | |
| | housing that therefore h | The proposed use of the site would result in the provision of housing within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. 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). | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | | | | |
| | site is also | | 0m from a b | us stop and withir | | | a primary school and a neighbourhood al services by public transport. As such, | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | |
| | There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also located in close proximity to existing and proposed cycle routes on the Strategic Active Travel Network. The proposed use of the site therefore has the potential to improve the use public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective The site is not however within 400m of a Quali Bus Corridor and is in excess of 800m from the nearest train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective. | | | | | | | | | | |

| Land at Stokoe Avenue, Altı | | | | | | | | |
|---|----------------------------|-------------------------------|----------------------------|--|------------------------------------|--|--|---|
| | | Timescale | | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 |
| | available o L7.4. The p | n the type of proposed use | housing that of the site f | t would be deliver or housing would | red on the site, therefore have | any housing would a positive impact or | order areas of open space. Although the have the potential to be designed in acc in the objective. There is however only a nce with Core Strategy policy L7.4. | ordance with Core Strategy policy |
| S5. Reduce poverty and social | 0 | 0 | 0 | Medium | N/A | N/A | | |
| exclusion | | | | an area but it is no icant impact on po | | | a Priority Regeneration Area or a Rege | neration Area and its use for housing |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | likely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. |
| S7. Improve qualifications and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| skills of the resident population | has neither | r a surplus no | or a deficit of | a of Oldfield Brow f places. Consequ to have a significa | ently, and takir | ng into account the s | t within a Priority Regeneration Area or size of the site and the number of dwelli | a Regeneration Area and it presently ngs it is likely to accommodate, the |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Low | Local | Long term | Secondary impacts on quality of life | Provision of replacement open space or secure contributions towards improving the quality of existing open space. |
| | plying field | | erefore have | | | | by Defra. The proposed use would how recreation. As a consequence, the prop | ever result in the loss of part of a |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | sed use woulignificant eff | | • | nt of any negle | cted land/sites ident | ified on the Trafford Derelict Property a | nd Sites list. As such, it is unlikely to |

| Land at Stokoe Avenue, Alti | rincham | | | | | | | | |
|---|--|-----------------------------------|------------------------------|--------------------|-------------------------------------|---|---|---|--|
| | | Timescale | | | | Nature of Ef | fect | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |
| Environment | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. | |
| | Metrolink/r Conseque | ailway statior ntly, and takir | n. There are ng into acco | however a number | er of facilities we site and the so | vithin convenient wa cale of development | e is not within 400m of a Quality Bus Co lking distance of the site and the site is l it would be likely to accommodate, it is | ess than 250m from a bus stop. | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo- morphological features | 0 | - | - | Low | Local | Long term | Secondary impacts on the 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. Provision of replacement open space or secure contributions towards improving the quality of existing open space. | |
| | The site is immediately adjacent to the Bridgewater Canal SBI and is also within 300m of a designated wildlife corridor. Given this proximity of the SI site for housing could have a negative impact on a designated natural asset and, by extension, on the objective of protecting biodiversity. In addition comprises of a playing field and the use of the site for housing would therefore result in the loss of open space. The proposed use of the site for hou therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 re to protect and enhance biodiversity, there is only a low level of certainty over this impact. | | | | | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures. | | |
| E4. Reduce impact of climate | 0 | ++ | ++ | Medium | Local | Long term | | | |
| change | that are mo | ore susceptib | le to surface | water flooding a | nd the redevelo | pment of the site co | susceptibility to surface water flooding. I buld offers significant opportunities to re- otential to have a major positive impact | duce flood risk in other locations, | |

| Land at Stokoe Avenue, Alti | rincham | | | | | | | |
|--|--|--|---|--|---|---|---|--|
| | 1 | Timescale |) | | | Nature of Eff | ect | |
| 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 | 0 | ? | ? | 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. |
| | developme unknown v impact on | ent could be | managed usi vaste genera : | ng options at the ted by the site wo | top of the wast ould be dealt wi | e hierarchy, such as th at the top of the w | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propo | ecycling. It is however presently sed use would have an uncertain |
| E6. Conserve land resources and reduce land contamination | 0 | ? | ? | Low | Local | Long term | | Ensure any development is built to an appropriate density in order to minimise the need to release further greenfield sites. |
| | of the site | could result i using would t | n the reclam | ation of medium r | isk contaminat | ed land. A significan | ntially containing medium risk contamin t proportion of the site is however greer ar whether the remediation of contamina | nfield land. The proposed use of the |
| E7. Protect and improve water | 0 | + | + | Low | Local | Long term | Secondary impacts on biodiversity | |
| quality | medium ris water qual | sk contamina ity by elimina owever only | ted land. The ting a potent | e site is within 250 site is within 250 site is source of cont | Om of a waterco aminants. The nis impact as it | ourse and, as such, use of the site for he is unclear whether a | by the Trafford Contaminated Land Properties the development of the site has the potousing development could therefore having contamination on the site is having | ential to have a positive impact on ve a positive impact on the objective. |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | |
| quality | 800m of a and facilitie considered | train or Metr es within wal I that the pro | olink station. king distance posed use is | Nevertheless, the of the site. Cons unlikely to have | e site is not with equently, and t a significant im | nin 200m of an AQM aking into account to pact on air quality. N | chicular emissions and the site is not will A and it is less than 250m from a bus some scale of development that is likely to devertheless, as the significance of any well of certainty in relation to the impact of | top. There is also a range of services be delivered on the site, it is impact on air quality can only be truly |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | |

| Land at Stokoe Avenue, Altı | rincham | | | | | | | | | |
|--|--|---|--------------------|-----------------------------|------------------------|--------------------------|--|------------|--|--|
| | | Timescale | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| diversity and distinctiveness of 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 is therefore unlikely to affect the setting of these assets and, as such, is unlikely to have a significant effect on the objective. | | | | | | | | | |
| ECONOMIC EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | |
| contribution to regional growth | The proposed use of the site is not an employment 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, it is unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | |
| disadvantage | The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC3. Enhance Trafford's image as a tourism destination | 0 The propos | 0 sed use of the | 0 e site is not | Medium a tourism use and | N/A It is therefore | N/A unlikely to have any | significant effects on the objective. | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| sustainability of Trafford's Town Centres | The site is proposed u | be likely to accommodate, the ct centres. | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| environmental performance of the economy | The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy. | | | | | | | | | |
| Sustainability Summary | | | | | | | | | | |

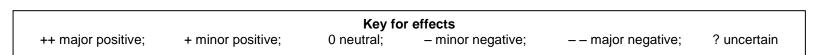
| Land at Stokoe Avenue, Altrincham | | | | | | | | | | |
|-----------------------------------|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|
| | | Timescale | • | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |

The proposed use of the land off Stokoe Avenue for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and could have a positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; achieving a better balance in the housing market; and reducing crime and fear of crime.

The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change. The proposed use of the site for housing could also result in the remediation of a site that has been identified as potentially containing medium risk contaminated and could therefore also have a positive effect on the objective relating to improving water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The proposed use of the site for housing could however have a negative or uncertain impact on several objectives. The site is adjacent to a SBI and the development of the site for housing could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. By resulting in the loss of a section of playing field, the proposed use could also have some negative impact on the objective of improving health.

As the proposed use of the site would inevitably generate additional traffic, it would have an uncertain impact on the objective relating to reducing the effects of traffic on the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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. In addition, the proposed use of the site would also have an uncertain impact on the objective of conserving land resources due to it being uncertain whether its potential to result in the remediation of contaminated land would outweigh the loss of a largely greenfield site.



| Site Address | Land at Viaduct Road, Altrincham | |
|----------------|----------------------------------|------------------|
| Site Reference | CFS07-1045-78 | |
| Proposed Use | Mixed Use (retail and housing) | Site Area 1.3 ha |

| SA Objective | 0 – 5 years | Timescale 5 – 10 years | 10+ years | Certainty | Scale | Nature of Eff Permanence | Secondary, cumulative, synergistic | Mitigation | | |
|---|---|---|--------------------------------|--------------------------------------|---|---|--|---|--|--|
| Social | l. | L | | <u>'</u> | | | | | | |
| S1. Achieve a better balance and mix in the housing market between availability and demand | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | |
| | information market loca | n available or ation and wo n to the need | n the type an uld therefore | d tenure of housing be expected to r | ng that would b nake a 40% co | e delivered, the site ntribution to affordat | balance and mix of housing in Trafford. is in an area which is considered by Coole housing. The site therefore has the panchester Strategic Housing Market Ass | re Strategy policy L2 to be a 'hot' potential to make a long term | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | | | |
| | | | | | s Corridor and less than 800m from Navigation Road railway/Metrolink station. The site is also within 20 minutes travel time. As such, the proposed use of the site should have a major positive impact on the objective. | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | | | |
| | The proposed use of the site would result in the provision of shops to serve local residents. There are a number of facilities and services within walking districts, including a primary school. The site is also adjacent to a Quality Bus Corridor, less than 800m from Navigation Road railway/Metrolink station and in reclose proximity to proposed cycle routes that will form part of the Active Travel Network. The proposed use of the site therefore has the potential to improve public transport and/or participation in walking or cycling and could have a major positive impact on the objective. | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 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 | | |

| Land at Viaduct Road, Altri | ncham | | | | | Nature of Ef | | | | |
|---|--|--------------------------------|-----------------|--------------------------------------|------------------------------------|---|---|---|--|--|
| | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| | type of dev | velopment th use of the sit | at would be | delivered on the sefore have a posit | ite, any develo ive impact on t | pment would have t he objective. There | ryment uses. Although there is presently the potential to be designed in accordant is however only a low level of certainty of Core Strategy policy L7.4. | ce with Core Strategy policy L7.4. The | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Medium | Local | Long term | Positive secondary impacts on quality of life. | | | |
| | The proposed use of the site would result in the provision of housing and commercial development in Broadheath Regeneration Area and in a location. The proposed development could contribute to the regeneration of the wider area and it could also help reduce poverty and social exclusion by creating employment opportunities. The proposed use of the site therefore has the potential to have a major positive impact on this objective. | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | | sed use of th | ie site is unli | | | , | s unlikely to have any significant effects | | | |
| S7. Improve qualifications and skills of the resident population | 0 | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | | |
| | The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the proposed use of the site has | | | | | | | | | |
| | the potenti | ial to have a | negative imp | act on this object | ive by placing a | additional pressure | on these schools and generating the ne | ed for extra capacity to be provided. | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | |
| | The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. | | | | | | | | | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| neighbourhood quality | The site contains a number of vacant commercial units but the proposed use of the site would not result in the improvement of any neglected land/sites ident the Trafford Derelict Property and Sites List. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | |
| Environment | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Application of maximum parking standards to encourage the use of sustainable modes of travel. | | |

| Land at Viaduct Road, Altrin | ncham | | | | | | | | | | | |
|--|---|-----------------|--------------|-------------------|------------------|-----------------------|---|--|--|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | Trafford Tr less than 8 provision of and taking | | | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | The site is site could I | have a negat | ive impact o | the Bridgewater C | Canal which is a | a designated wildlife | Secondary impacts on image of the local area e corridor. Given this proximity of the wild of protecting biodiversity. However, in the biodiversity, there is only a low level of | ne absence of appropriate ecological | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | | |
| | Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. | | | | | | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | | |
| change | The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins 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 could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have some positive impact on the objective. | | | | | | | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | |

| Land at Viaduct Road, Altrir | ncham | | | | | | | | | |
|---------------------------------------|--|---|---------------|----------------------|------------------|-----------------------|---|--|--|--|
| | | Timescale | • | | | Nature of Ef | fect | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| | options at | the top of the | e waste hiera | archy, such as pre | vention, prepa | ring for re-use and r | ent of waste. Waste generated by the de recycling. It is however presently unknow e would have an uncertain impact on the | n whether the waste generated by the | | |
| E6. Conserve land resources and | 0 | + | + | Medium | Local | Long term | | | | |
| reduce land contamination | | The proposed use of the site could 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 could have a positive impact on the objective | | | | | | | | |
| E7. Protect and improve water quality | 0 | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area and 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 site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the proposed use has have a positive impact on the objective. | | | | | | | | | |
| E8. Protect and improve air quality | 0 | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. | | |
| | | | | | | | | Application of maximum car parking standards to encourage sustainable transport choices. | | |
| | The site is partly within an AQMA. Although the proposed use of the site has the potential to generate some additional traffic, the site is located within close proximity of a Metrolink station and a Quality Bus Corridor. In addition, given the size of the site, it is unlikely to accommodate a significant quantum of development. It is therefore considered to be uncertain whether any of the proposed uses would have a significant impact on the objective. | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| diversity and distinctiveness of | | | | | | | s within 200m of the site, all of which are | | | |
| landscape and townscape | separated from these designated heritage assets by the A56 and the setting of each of these assets is already influenced by more modern development. As such, the | | | | | | | | | |
| character and cultural facilities | proposed (| use of the sit | e would be ι | ınlikely to impact s | significantly on | the setting of these | assets and would not have a significant | impact on the objective. | | |
| Economic | | | | | | | | | | |
| EC1. Enhance Trafford's high | 0 | + | + | Medium | Local | Long term | Potential secondary economic | | | |
| performance and sustainable | | | | | | | impacts through the creation of jobs | | | |
| economy to provide a powerful | | | | | | | in the construction process. | | | |

| Land at Viaduct Road, Altrir | ncham | | | | | | | | | | |
|---|--|---|--------------|-----------|--------------------------|------------------------------|---|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | |
| SA Objective | 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 could have some positive impact on the objective by resulting in the in the provision of retail facilities and creating some employment opportunities. | | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage | proposed u | 0 ++ ++ Low Local Long term Secondary impacts on quality of life. The retail element of the proposed use could result in the provision of some employment and training opportunities in a Priority Regeneration Area. As such, the proposed use of the site has the potential to have a major positive impact on the objective. There is however presently limited information available on the scale nature of the proposed retail provision and, as such, there is only a low level of certainty about the impact on this objective. | | | | | | | | | |
| EC3. Enhance Trafford's image as a tourism destination | 0 0 0 Medium N/A N/A The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism encouraged and it is considered that the proposed use of the site would be unlikely to have any significant effects on the objective. | | | | | | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | 0 | ? | ? | Low | Local | Long term | Secondary impacts on perceptions of the area and employment | Application of national planning guidance to establish the impacts of convenience retail provision in this location. | | | |
| | The site is in an out of centre location and the proposed use of the site would therefore result in some retail development taking place in an out of centre location. However the proposed development would not result in more retail use than is presently provided on the site. There is presently limited information available on the scale and nature of the proposed retail provision that would take place. The site is however partly in existing retail use and the proposed use may not result in more retail floorspace being provided that what is already present on the site. In addition, Core Strategy policy W2 seeks to prevent out of centre retail development that would have a detrimental impact on the vitality and viability of Trafford's town centres. As such, it is considered to be uncertain whether the proposed use of the site would have a significant impact on the objective. | | | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy | 0 | 0 | 0 | Medium | N/A significant effec | N/A ts on the social or e | nvironmental performance of the econo | my. | | | |
| Sustainability Summary | | | | | | | | | | | |

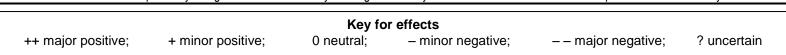
| Land at Viaduct Road, Altrincham | | | | | | | | | | | |
|----------------------------------|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the land at Viaduct Road for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a location that is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site could also have some positive effect on Trafford's economic performance and, by resulting in the creation of employment opportunities within Broadheath Regeneration Area, could have a major positive impact on the objectives of reducing poverty and social exclusion and reducing economic disparities. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market.

The proposed use of the site could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area of contaminated land, the proposed use of the site could have some positive impact on the objectives that relate to conserving land resources and protecting water quality. The proposed use could also have some positive effect on the objectives of reducing contributions to climate change and reducing the impacts of climate change.

The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, as the site is less than 200m from a major source of noise pollution, the proposed use could have a negative impact on the objective relating to health. The use of the site for mixed use development could also have a negative impact on the objective that relates to biodiversity due to the proximity of the site to a designated wildlife corridor. The proposed use could also have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.

Notwithstanding the fact that the site is located in close proximity to public transport services, the proposed use of the site could generate some additional traffic and the site is located within an AQMA and close to roads which have been shown to already be experiencing some congestion. Accordingly, the proposed use would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also have an uncertain impact on the objective of enhancing the sustainability of Trafford's town centres due to it resulting in retail development taking place in an out of centre location. Lastly, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road) | | | | | | | |
|----------------|--|-----------|---------|--|--|--|--|--|
| Site Reference | Employment Site 12128 | | | | | | | |
| Proposed Use | Housing, Employment or Mixed Use (housing and employment) | Site Area | 4.95 ha | | | | | |

| Land at Woodfield Road | d, Altrinchan | n (Form | er Linot | ype Wo | rks/ L&M, N | orman R | oad) | | | |
|--|--|--------------|---------------|--------------|------------------|-----------------------|------------------------|---|---|--|
| | | 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 | Housing | + | + | + | Medium | More than local | Long term | Cumulative impact on securing a more balanced housing market. | | |
| availability and demand | Employment | | | | Medium | Local | Long term | | | |
| | Mixed Use | + | + | + | Medium | More than local | Long term | Cumulative impact on securing a more balanced housing market. | | |
| | The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the urban area. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy por L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update reconstruction (2010). However, given the size of the site and numbers of units it would be likely to be accommodated, any impact on this objective is likely to only be local in scale. The site forms part of a larger site that was allocated in the UDP for residential development. As such, its development for employment uses would have a significant | | | | | | | | | |
| | | ct on the | objective t | by resulting | | | | | pecific needs set out in Core Strategy policy L2. | |
| S2. Improve accessibility for all to essential services | Housing Employment | ++ | ++ | ++ | Medium Medium | Local Local | Long term Long term | Cumulative impact on the maintenance and | | |
| and facilities | Mixed Use | ++ | ++ | ++ | Medium | Local | Long term | enhancement 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 400m from a Quality Bus Corridor 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 positive impact on the objective. | | | | | | | | | |
| S3. Enhance transport infrastructure, improve | Housing Employment | + + | + + | + + | Medium Medium | Local Local | Long term Long term | Cumulative impact with other developments on the | | |

| Land at Woodfield Road | d, Altrinchan | n (Form | er Linot | ype Wo | rks/ L&M, N | orman Ro | oad) | | | |
|---|---|---------------------------------------|---------------|--------------|----------------|-------------|---------------------|---|---|--|
| | | 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 | |
| choice of travel mode and quality of life to all communities. | Mixed Use | + | + | + | Medium | Local | Long term | maintenance and improvement of public transport services. | | |
| | There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a Quality Bus Corridor. The site is also in close proposed cycle routes that will form part of the Strategic Active Travel Network. The use of the site for housing, employment or mixed use development therefore h potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective. | | | | | | | | | |
| 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 | 0,1 , | | | | | | | | |
| | 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 dewould 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, 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. | | | | | | | | | |
| | | | | | | | | | | |
| Of Daduca acceptant | | , , , , , , , , , , , , , , , , , , , | er this imp | 1 | | | | | ccordance with Core Strategy policy L7.4. | |
| S5. Reduce poverty and social exclusion | Housing | + | + | + | Low | Local | Long term | Secondary impacts on quality of life. | | |
| Social exclusion | Employment Mixed Llee | + | + | + | Medium | Local | Long term | or life. | | |
| | Mixed Use + + + Medium Local Long term The site is in close proximity of Broadheath Regeneration Area and each of the proposed use could have a positive impact on the objective by contributing to the | | | | | | | on the objective by contributing to the | | |
| | | | | | | | | | nent would have a positive impact on this | |
| | | | | | | | | that could help reduce poverty. | ioni would have a positive impact on this | |
| 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 | The proposed | use of the | site for h | ousing, er | mployment or m | ixed use de | velopment 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 | | | | | | <u> </u> | · · | | |
| S7. Improve qualifications and skills of the resident | Housing | - | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | |
| population | Employment | + | + | + | Low | Local | Long term | | | |
| | Mixed Use | - | - | - | Medium | Local | Long term | | Secure contributions towards creating additional capacity at primary schools. | |

| Land at Woodfield Road | d, Altrinchan | n (Form | er Linot | ype Wo | orks/ L&M, N | orman Ro | oad) | | | | |
|---|--|---|---------------|--------------|-----------------|---------------|--|--------------------------------------|---|--|--|
| | | 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 | | |
| | or mixed use of schools and gotherefore have | The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the proposed use of the site for housing or mixed use development which incorporates a residential element has the potential to have a negative impact on this objective by placing additional pressure on these schools and generating the need for extra capacity to be provided. The use of the site for employment would have 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 | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | | | |
| f the population | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| | Mixed Use | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | | | |
| | sports facility. Consequently, the proposed use of the site for housing or mixed use development incorporating a residential element has the potential to be 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 put 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 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 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. | | |
| | Mixed Use | • | - | - | Low | Local | Long term | and air quality. | | | |
| There are a number of facilities within convenient walking distance of the site, including a school and a neighbourhood centre. The site is also less than 400r Bus Corridor and is located in close proximity to existing employment areas. As such, the proposed use of the site has the potential to promote the use of pu an alternative to travelling by private car. Nevertheless, the site is presently vacant and its re-use for housing, employment or mixed use development would generate some additional traffic. The site is also located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a rou experiences periods of acute and serious congestion. Consequently, and taking into account the size of the site and the scale of development it could accome considered that each of the proposed uses have the potential to have some negative impact on the objective. | | | | | | | | | otential to promote the use of public transport as or mixed use development would inevitably ransport Strategy (2009) as a route that | | |
| | | | the propo | sed uses | have the potent | ial to have s | ome negative impa | | | | |

| Land at Woodfield Road | d, Altrinchan | n (Form | er Linot | ype Wo | rks/ L&M, N | orman Ro | oad) | | | |
|--|--|--------------------------|-----------------------------------|--------------------------|------------------|--------------------------------|------------------------|--|--|--|
| | | 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 | |
| restore open space, biodiversity, flora and | Employment Mixed Use | - | - | - | Low Low | Local Local | Long term Long term | of the local area | potential impact of development at this site on the ecological value of these features. | |
| fauna, geological and geo- morphological features | employment o impact on the | r mixed us objective. | se develo _l However | oment cou , in the ab | ild have a negat | tive impact o priate ecolog | on this designated n | natural asset. Each of the propose | wildlife corridor, the use of the site for housing, and uses of the site could therefore have a negative uiring proposals to protect and enhance | |
| 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 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 | + | + | + | Medium | Local | Long term | | | |
| climate change | Employment | + | + | + | Medium | Local | Long term | | | |
| | Mixed Use | + | + | + Flood Zon | Medium | Local | Long term | on identified as a surface water m | l nanagement zone and it adjoins areas that are | |
| | | | | | | | | | opment for housing, employment or mixed use | |
| | | could offer | some op | portunities | to reduce flood | | | | Each of the proposed uses therefore has the | |
| 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 | 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 | Improved perceptions of the | | |
| resources and reduce land | Employment | + | + | + | Medium | Local | Long term | area. | | |
| contamination | Mixed Use | + | + | + | Medium | Local | Long term | | | |
| | | | | | | | | esult in the remediation of a site id ses of the site could have a positive | lentified by the Contaminated Land Prioritisation impact on the objective | |

| Land at Woodfield Road | d, Altrinchan | n (Form | er Linot | ype Wo | rks/ L&M, N | orman R | oad) | | |
|-----------------------------------|----------------------------------|--------------------------|-----------------------|--------------------------|--|------------------------------|---|-------------------------------------|---|
| | | 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 |
| 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 | | | | | | | the site could improve the appearance of the site roposed use has the potential to have a positive |
| 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 | particularly among those who | provision as part of the wider developments in |
| | Mixed Use | ? | ? | ? | Low | Local | Long term | suffer from respiratory illnesses. | the Carrington area. Application of maximum parking standards. |
| | the site is well employment o | -related to r mixed u | proposed se develo | d cycle rou pment wou | ites that will formulation inevitably ge | m part of the enerate som | e Strategic Route Ne e additional traffic. (| etwork. Nevertheless, the site is p | facilities within walking distance of the site and presently vacant and its re-use for housing, count the scale of development that is likely to be |
| E9. Protect and enhance | Housing | ? | ? | ? | Low | Local | Long term | Secondary impacts on | Use of heritage assessments and the |
| the diversity and | Employment | ? | ? | ? | Low | Local | Long term | perceptions of the area. | development management process to ensure |
| distinctiveness of | Mixed Use | ? | ? | ? | Low | Local | Long term | | any adverse impact on the designated heritage |
| landscape and townscape | | | | | | | | | assets is avoided or mitigated. |
| character and cultural facilities | | oyment or | mixed us | se develop | | | | | e building. The development of the site for ets and the impact of each of the proposed uses |
| Economic | | | | | | | | | |
| EC1. Enhance Trafford's | Housing | 0 | 0 | 0 | Medium | N/A | N/A | Potential positive secondary | |
| high performance and | Employment | + | + | + | 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 growth | Mixed Use | + | + | + | Medium | More than local | Long term | | |

| Land at Woodfield Road | d, Altrincham | n (Form | er Linot | ype Wo | rks/ L&M, N | orman R | oad) | | | | | |
|--------------------------------|--|---|---------------|--------------|-----------------|----------------|------------------------|--|---|--|--|--|
| | | 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 | | | |
| | be unlikely to he place in a loca | 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 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 | ++ | ++ | ++ | Medium | Local | Long term | Increased opportunities and | | | | |
| of all residents particularly | Mixed Use | ++ | ++ | ++ | Medium | Local | Long term | quality of life. | | | | |
| in areas of disadvantage | result in the pr | ovision of | employm | ent and tr | aining opportun | ities in a loc | ation that is within 3 | km of Sale West Priority Regener | mixed use development has the potential to ration 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 | | | | | |
| image as a tourism destination | Employment | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| | Mixed Use | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| | | | | | | | | e appropriate proposals to enhand ly to have a significant effect on th | be the culture and tourism offer will be supported. ne 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 particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, 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 | 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 employment within a town, district or local centre. | | | |

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road) Nature of Effect **Timescale** SA Objective Use 0-5 5-10 10+ Certainty Scale Permanence Secondary, cumulative, Mitigation synergistic years years years **Sustainability Summary**

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 proposed uses would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive effect on the objectives of enhancing transport infrastructure and choice of travel mode; crime and fear of crime; and poverty and social exclusion.

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 some positive impact on the objective relating to reducing the effects of traffic on the environment; reducing the impacts of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production. 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 medium risk contaminated land and would therefore have a positive impact on the objective relating to land resources and contaminated land and could potentially also have a positive impact on the objective of improving water quality. However, due to the proximity of the site to a wildlife corridor, each of the proposed uses would have the potential to have a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective relating to air quality.

By resulting in the provision of housing in the urban area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a positive impact on the objective relating to achieving a better balance in the housing market. By contrast, the use of the site for employment purposes would have a major negative effect on this objective due to this option resulting in the loss of a previously identified residential site. The use of the site for housing or mixed use development would have the potential to have a positive effect on the objective relating to health but each of these uses could have a negative impact on this objective by placing additional pressure on schools that are already operating above capacity.

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 however have a major positive effect on the objective of reducing economic disparities and some positive effect on the objective of enhancing Trafford's economic performance.

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

| Site Address | Stamford Brook, Sinderland Brook | | |
|----------------|----------------------------------|-----------|---------|
| Site Reference | SHLAA 1177 | | |
| Proposed Use | Housing | Site Area | 5.26 ha |

| Stamford Brook, Sinderland | | | | | | | | | | | |
|---|---|---|-------------------------|---|--------------------------------------|----------------------|--|---|--|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | | |
| 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 housing market between availability and demand | + | + | + | Medium | More than local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | | |
| | informatior both in terr | n on the type ms of size an | and tenure d tenure. Th | of housing that wo he site therefore h | ould be delivere as the potential | ed, Core Strategy po | alance and mix of housing in Trafford. All olicy L2 seeks to ensure that new develo in contribution to the need for family and report (2010). | pment delivers a range of housing | | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | | | | |
| | | | | | | | a primary school, and the site is also le of the site for housing would have a maj | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | + | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | Secure contributions towards enhancing public transport services. | | | |
| | also within potential to transport ir | There are a number of facilities within convenient walking distance of the site, including a primary school, and the site is less than 250m from a bus stop. The site is also within close proximity of on-road cycle routes and existing cycle routes on the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or within 800m of a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective. | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |

| Stamford Brook, Sinderland | | Timescale | | | Nature of Effect | | | | | | | |
|---|---------------------------|----------------------------------|---------------------------------|-------------------------------------|------------------|--|--|--|--|--|--|--|
| CA Objective | 0-5 | 5 – 10 | r | Cortainty | Coolo | | <u> </u> | Mitigation | | | | |
| SA Objective | years | years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | potential to | be designe | d in accorda | nce with Core Stra | ategy policy L7 | .4 and would therefore | rder other uses, including open space to ore have a positive impact on the object the site would be in accordance with Co | ive. There is however only a low level | | | | |
| S5. Reduce poverty and social exclusion | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | to the rege objective. | eneration of the Nevertheless | ne area and , as the prop | help reduce pove | rty and social e | exclusion. As such, to grather than for an | adjacent to a Regeneration Area and countries to he proposed use has the potential to hat employment or community use, there is | ive a major positive impact on the | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | sed use is ur | ilikely to hav | | mmunity facilit | ies and is unlikely to | b have any significant effects on the obje | ective. | | | | |
| S7. Improve qualifications and | ++ | ++ | ++ | Medium | Local | Long term | | | | | | |
| skills of the resident population | for housing | g could there | fore support | | of this school | | a Regeneration Area and has a surplus and for additional places. The proposed | | | | | |
| S8. Improve the health and, | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | | | | | |
| inequalities in health of the population | use of the however o | site for housinly a low of o | ng therefore ertainty of the | has the potential his impact becaus | to have a posi | tive impact on the o | by Defra. The site is within 300m of are bjective by providing support for particip to sports facilities does not guarantee th | ation in sport and recreation. There is | | | | |
| CO Duete et and immune le cal | 1 | ose to partici | | | NI/A | NI/A | T | T | | | | |
| S9. Protect and improve local neighbourhood quality | O The redevi | 0 | 0 ho sito for h | Medium | N/A | N/A | nt of any neglected land/sites identified | on the Trafford Devaliat Property and | | | | |
| | | | | | | | ficant effects on the objective. | on the Transid Defenct Property and | | | | |
| Environment | | | ı | _ | I | 1 | 1 - | 1 | | | | |
| E1. Reduce the effect of traffic on the environment | - | - | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. | | | | |
| | than 250m | from a bus | stop. Nevertl | heless, the site is | not within 400r | n of a Quality Bus C | ne facilities within convenient walking dis corridor or within 800m of a train or Metr ne site has the potential to have some ne | olink station and the use of the site for | | | | |

| Stamford Brook, Sinderland | | | | | | | | | | | | | |
|--|----------------|---|--------------|--------------------|-----------------|-----------------------|--|--|--|--|--|--|--|
| | | Timescale | | | | Nature of Eff | | | | | | | |
| 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 geomorphological features | - | - | - | Low | Local | Long term | Secondary impacts on the 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. | | | | | |
| | this proxim | The site is immediately adjacent to the Malljurs Covert SBI and a designated wildlife corridor associated with the disused railway line to the north of the site. Given this proximity of the SBI and the wildlife corridor, the use of the site for housing could have a negative impact on these natural assets. The proposed use 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 | + | + | + | 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 | | | | | |
| | measures. | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | | | | |
| change | areas that | are more sus | sceptible to | surface water floo | ding and the re | development of this | w susceptibility to surface water flooding previously developed site offers signific or housing has the potential to have a ma | ant opportunities to reduce flood risk | | | | | |
| 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. | | | | | |
| | options at | the top of the | waste hiera | archy, such as pre | vention, prepar | ring for re-use and r | ment of waste. Waste generated by the ecycling. It is however presently unknow e would have an uncertain impact on the | n whether the waste generated by the | | | | | |
| E6. Conserve land resources and reduce land contamination | - | - | - | Medium | Local | Long term | The state of the s | Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites. | | | | | |

| Stamford Brook, Sinderland | Brook | | | | | | | |
|---|----------------|------------------------------|--------------------|------------------------|-----------------------|-------------------------|---|--|
| | _ | Timescale |) | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | of previous | sly developed | d land but a | | is greenfield. | | rafford Contaminated Land Prioritisation or housing would therefore result in the l | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | |
| quality | | | | | | | vever result in the remediation of a site in the site is unlikely to have a significant im | |
| E8. Protect and improve air quality | - | - | - | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. |
| | despite the | e fact that the | ere are some | | d a bus stop w | ithin convenient wall | e additional traffic and result in some ve king distance of the site, it is considered | hicular emissions. As a result, and |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | | no designate scape of tow | | | of the site and | d it is considered that | at the proposed use of the site is unlikely | to have a significant effect on the |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth | O The propos | 0 sed use of th | 0 e site is not | Medium an employment u | N/A se and its use | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. ot result in the loss of a site that has pre | viously been identified as employment |
| gronung and a regression gronung | | | | any significant eff | | | or result in the less of a site that has pre- | visusly seem administrate as employment |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | | 1 | | | | | ificant effects on the objective. | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | |

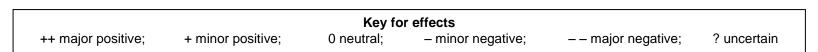
| | | Timescale | | | | Nature of Eff | ect | | | | |
|--|---|--|--------------|-----------|-------|---------------|------------------------------------|------------|--|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| as a tourism destination | | The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposal support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | | 0 0 Medium N/A N/A The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres. | | | | | | | | | |
| EC5. Improve the social and environmental performance of the economy | 0 0 Medium N/A N/a The proposed use of the site is not a commercial or business use. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | | |

Sustainability Summary

The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities and some positive impact on those relating to choice of travel mode; achieving a better balance in the housing market; reducing poverty and social exclusion; health; and crime. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site for housing could however have a negative or uncertain impact on a number of objectives. It would result in the loss of an area of greenfield land and would therefore have a negative effect on the objective concerned with conserving land resources. In addition, the site is adjacent to a SBI and a wildlife corridor and the development of the site could have a negative impact on these designated natural assets and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact. The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham | | |
|----------------|--|-----------|--------|
| Site Reference | SHLAA 1193 | | |
| Proposed Use | Housing | Site Area | 1.2 ha |

| Stamford Brook - Phase 2/3 | | Timescale | | | | | | |
|--|-------------|---------------|-----------------|----------------------|------------------|------------------------|---|---|
| | | | | | | Nature of Eff | _ | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation |
| | years | years | years | | | | synergistic | |
| Social | | | | | | | | |
| S1. Achieve a better balance and | + | + | + | Medium | More than | Long term | Cumulative impact with other | |
| mix in the housing market | | | | | local | | developments on securing a more | |
| between availability and demand | | | | | | | balanced housing market. | |
| | | | | | | | alance and mix of housing in Trafford. Alt | |
| | | | | | | | olicy L2 seeks to ensure that new develo | |
| | | | | | | | m contribution to the need for family and | affordable housing, as identified in the |
| | Greater Ma | anchester St | rategic Hous | sing Market Asses | sment (SHMA) | (2008) and update | | |
| S2. Improve accessibility for all | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | |
| to essential services and | | | | | | | developments on the maintenance | |
| facilities | | | | | | | and improvement of public transport | |
| | | | | | | | services. | |
| | There are | a number of | service and | facilities within wa | alking distance | of the site, including | a primary school, and the site is also le | ss than 250m from a bus stop and |
| | within 20 n | ninutes trave | I time of ess | ential services by | public transpor | t. As such, the use | of the site for housing would have a maj | or positive impact on the objective. |
| S3. Enhance transport | + | + | + | Low | Local | Long term | Cumulative impact with other | Secure contributions towards |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | enhancing public transport services. |
| travel mode and quality of life to | | | | | | | and improvement of public transport | |
| all communities. | | | | | | | services. | |
| | There are | a number of | facilities with | nin convenient wa | Iking distance o | of the site, including | a primary school, and the site is less that | an 250m from a bus stop. The site is |
| | also within | close proxin | nity of on-roa | ad cycle routes an | d existing cycle | routes on the Strat | tegic Active Travel Network. The use of t | the site for housing therefore has the |
| | | | | | | | and could therefore have a positive impa | |
| | | | | | | | ithin 400m of a Quality Bus Corridor or w | |
| | | | | | | | a positive impact on this objective. | |
| C4 Daduca arima diaardar and | + | + | + | Low | Local | Long term | Positive secondary impacts on | Use of the development |
| 54. Reduce crime, disorder and | | | I | 1 | 1 | | | |
| S4. Reduce crime, disorder and the fear of crime | | | | | | | quality of life. | management process to ensure |
| the fear of crime | | | | | | | quality of life. | management process to ensure development complies with Core |

| Stamford Brook - Phase 2/3 | Sinderla | nd Brook, | Altrincha | am | | | | |
|---|---------------------------|-----------------|------------------------------|---|------------------|--|---|---|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | potential to | be designed | d in accorda | nce with Core Stra | ategy policy L7 | .4 and would therefo | rder other uses, including open space to ore have a positive impact on the objecti the site would be in accordance with Co | ve. There is however only a low level |
| S5. Reduce poverty and social exclusion | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | |
| | to the rege objective. | neration of the | ne area and , as the prop | help reduce pove | rty and social e | exclusion. As such, t ng rather than for an | adjacent to a Regeneration Area and cou the proposed use has the potential to ha n employment or community use, there is | ve a major positive impact on the |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | likely to hav | · | ommunity facilit | , | o have any significant effects on the obje | ective. |
| S7. Improve qualifications and | ++ | ++ | ++ | Medium | Local | Long term | | |
| skills of the resident population | for housing | could there | fore support | r Broadheath Prin the long term use ositive impact on t | of this school | his school is within a by generating dema | a Regeneration Area and has a surplus and for additional places. The proposed in | of places. The proposed use of the site use of the site for housing therefore |
| S8. Improve the health and, | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | |
| inequalities in health of the | The site is | in excess of | 200m from | the nearest major | source of noise | e pollution identified | by Defra. The site is within 300m of are | as of open space and the proposed |
| population | however or | nly a low of c | ertainty of the | | | | bjective by providing support for particip to sports facilities does not guarantee th | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | | | | | | ent of any neglected land/sites identified ificant effects on the objective. | on the Trafford Derelict Property and |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | - | - | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. |
| | than 250m | from a bus s | stop. Nevert | heless, the site is | not within 400r | n of a Quality Bus C | ne facilities within convenient walking dis Corridor or within 800m of a train or Metro ne site has the potential to have some ne | olink station and the use of the site for |

| Stamford Brook - Phase 2/3 | | Timescale | | | | Nature of Eff | ect | |
|--|----------------|------------------------------|--------------------------------|---|-----------------------------------|-----------------------|---|--|
| 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 geomorphological features | - | - | - | Low | Local | Long term | Secondary impacts on the 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. |
| | this proxim | ity of the SB fore have a | l and the will negative imp | dlife corridor, the pact on the objecti | use of the site five. However, in | for housing could ha | ridor associated with the disused railway we a negative impact on these natural a propriate ecological surveys and due to this impact. | ssets. The proposed use of the site |
| 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 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, re as to climate change. There is however of incorporate these measures. | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | |
| change | areas that | are more sus | sceptible to | surface water floo | ding and the re | development of this | w susceptibility to surface water flooding previously developed site offers signific or housing has the potential to have a ma | ant opportunities to reduce flood risk |
| 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. |
| | options at t | the top of the | waste hiera | irchy, such as pre | vention, prepar | ing for re-use and re | ment of waste. Waste generated by the ecycling. It is however presently unknow we would have an uncertain impact on the | n whether the waste generated by the |
| E6. Conserve land resources and reduce land contamination | - | - | - | Medium | Local | Long term | a nodia navo an anconam impact on the | Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites. |

| Stamford Brook - Phase 2/3 | . Sinderla | nd Brook. | Altrincha | am | | | | | | | |
|--|----------------|--|--------------|--|-----------------|--------------------------|--|--|--|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | | | | | | | afford Contaminated Land Prioritisation me greenfield land and would have a ne | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| quality | | | | | | | vever result in the remediation of a site in e site is unlikely to have a significant im | pact on water quality. | | | |
| E8. Protect and improve air quality | despite the | fact that the | ere are some | local facilities and | d a bus stop wi | thin convenient wall | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. e additional traffic and result in some velking distance of the site, it is considered | | | | |
| CO Directions and ambanco the | | | 1 | negative impact o | | | T | T | | | |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | | | | Medium Ilisted buildings we cant effect on the | | N/A ne site. The propose | I ed use of the site is therefore unlikely to | I affect the setting of these assets and, | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| contribution to regional growth | | The proposed use of the site is not an employment 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, it is unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| disadvantage | | | | | | | ficant effects on the objective. | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |

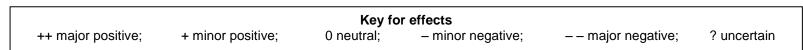
| Stamford Brook - Phase 2/3 | , Sinderland Brook, Altrincham Timescale Nature of Effect | | | | | | | | | | | | | |
|-----------------------------------|---|--|---------------|----------------------|-----------------|------------------------|---|---------------|--|--|--|--|--|--|
| | | Timescale | | | | Nature of Eff | ect | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | | |
| as a tourism destination | | The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | | | |
| sustainability of Trafford's Town | | | | | | | e and the scale of development it would | | | | | | | |
| Centres | proposed (| use of the sit | e for housing | g is unlikely to hav | e a significant | impact on the vitality | and viability of Trafford's town and dist | rict centres. | | | | | | |
| EC5. Improve the social and | 0 | 0 0 0 Medium N/A N/A | | | | | | | | | | | | |
| environmental performance of | The propo | The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective. | | | | | | | | | | | | |
| the economy | | , | | | | | | | | | | | | |
| Custoin shility Cummony | | | | • | • | | | | | | | | | |

Sustainability Summary

The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities and some positive impact on those relating to choice of travel mode; achieving a better balance in the housing market; reducing poverty and social exclusion; health; and crime. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places.

The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site for housing could however have a negative or uncertain impact on a number of objectives. It would result in the loss of an area of greenfield land and would therefore have a negative effect on the objective concerned with conserving land resources. In addition, the site is adjacent to a SBI and a wildlife corridor and the development of the site could have a negative impact on these designated natural assets and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact. The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | The Square, Hale Road, Hale Barns | |
|----------------|---|--|
| Site Reference | CFS07-1207-58; SHLAA 1386 | |
| Proposed Use | Mixed Use (retail, housing and other town centre uses) Site Area 1.05 ha | |

| The Square, Hale Road, Hale | | Timescale | | | | Nature of Eff | foot | <u> </u> |
|------------------------------------|--------------|---------------|----------------|---------------------|------------------|-------------------------|--|--------------------------------------|
| | | | r | | | | | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation |
| | years | years | years | | | | synergistic | |
| Social | | | | | | | | |
| S1. Achieve a better balance and | + | + | + | Medium | Local | Long term | Cumulative impact with other | |
| mix in the housing market | | | | | | | developments on securing a more | |
| between availability and demand | | | | | | | balanced housing market. | |
| | | | | | | | balance and mix of housing in Trafford. | |
| | | | | | | | is in an area which is considered by Co | |
| | | | | | | | ble housing. The site therefore has the p | |
| | contribution | n to the need | I for family a | nd affordable hou | sing, as identif | ed in the Greater M | anchester Strategic Housing Market Ass | sessment (SHMA) (2008) and update |
| | report (201 | 0). | | | | | | |
| S2. Improve accessibility for all | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | |
| to essential services and | | | | | | | developments on the maintenance | |
| facilities | | | | | | | and enhancement of public | |
| | | | | | | | transport services | |
| | The propos | sed use of th | e site would | result in the provi | sion of shops a | and other facilities to | serve local residents in a location that i | s less that 250m from a bus stop. As |
| | | | | | | act on the objective. | | · |
| S3. Enhance transport | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | |
| travel mode and quality of life to | | | | | | | and enhancement of public | |
| all communities. | | | | | | | transport services | |
| | The propos | sed use of th | e site would | result in the provi | sion of shops a | and other facilities to | serve local residents. The proposed us | e of the site could therefore ensure |
| | | | | | | | g distance of local communities. As sucl | |
| | | pact on the c | | · | | | - | • |
| S4. Reduce crime, disorder and | + | + | + | Low | Local | Long term | Secondary impacts on quality of life. | Use of the development |
| the fear of crime | | | | | | | | management process to ensure |
| | | | | | | | | development complies with Core |
| | | | | | | | | Strategy policy L7.4 |

| The Square, Hale Road, Hal | | | | | | | | |
|---|------------------|-----------------|---------------|----------------------|-----------------|------------------------|--|---|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | be designe | ed in accorda | nce with Co | re Strategy policy | L7.4. The prop | osed use of the site | t would be delivered on the site, any develocate could therefore have a positive impact opment delivered on the site would be in | on the objective. There is however |
| S5. Reduce poverty and social | 0 | 0 | 0 | Low | N/A | N/A | | |
| exclusion | potential to | have a posi | tive impact o | on the objective by | y reducing pove | erty and social exclu | ties and could improve access to service usion. Nevertheless, the site is not within ificant impact on the objective. | |
| S6. Encourage a sense of | + | + | + | Medium | Local | Long term | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propositive. | sed use of th | e site would | result in the repla | acement of the | , | with more modern facilities and could h | ave some positive impact on the |
| S7. Improve qualifications and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| skills of the resident population | The propos | sed use is un | likely to hav | e an impact on ed | ducation and sl | kills and, as such, is | unlikely to have any significant effects of | on the objective. |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. |
| | The site is | within 200m | of Hale Roa | d which has been | identified by D | Defra as a major sou | irce of noise. Consequently, due to the p | proximity of the site to this source of |
| | | | | | | | ve a negative impact on the objective. | • |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | | | not result in the in | | any neglected land | /sites identified on the Trafford Derelict I | Property and Sites list. As such, it is |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | + | + | + | Medium | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | |
| | local reside | ents to meet | their needs l | | y reduce the no | | rtheless, the site is within 250m of a bus r to access shops, services and facilities | |

| The Square, Hale Road, Hale | | Timescale | | | | Nature of Eff | fact | | | | |
|--|--|--|--|--|---|--|---|--|--|--|--|
| 0.4.01: :: | | _ | - | 0 1 1 | | г | | B Attack | | | |
| 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 geomorphological features | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | | |
| | developme the potenti developme | ent. As such, al to have a ent. There is | the propose positive impa however only | d use of the site is act on this objectiv | s unlikely to ha ve by contributi rtainty over this | ve a significant impa ng towards the enha | e. The site is however separated from eact on these designated natural assets. ancement of existing open space or wilding uncertain whether or not any development. | The proposed use does however have life habitat within 300m of the | | | |
| 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 | | | |
| | Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. | | | | | | | | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | | |
| change | surface wa | ater flooding | and the rede | velopment of this | site for employ | ment development o | er flooding. The site is however adjacent offers significant opportunities to reduce appact on the objective. | | | | |
| E5. Reduce the environmental impacts of consumption and production | ? | ? | ? | Low | Local | Long term | Secondary impact on the need to identify landfill sites | Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD. | | | |
| | Given the size and location of the site, its proposed use for 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 howeve presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| reduce land contamination | | | | | | | ntaminated Land Prioritisation mapping. Therefore unlikely to have a significant e | | | | |

| | e Barns | Timescale | | | | Nature of Eff | foot | |
|--|--|--|---|---|--|--|--|--|
| | | F | | _ | | , | • | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | |
| quality | | As such, the | | e would be unlike | | | dentified as contaminated land by the Tra ny contaminated land and would be unlik | |
| E8. Protect and improve air | + | + | + | Medium | Local | Long term | Secondary impacts on health. | |
| quality | | | | | | | t their needs locally and thereby reduce have a positive impact on the objective. | the need to travel in order to access |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | ? | ? | ? | Low | Local | Long term | Secondary impacts on perceptions of the area. | Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated. |
| Economic | | | | | | | ite. The setting of a number of these ass at the proposed use of the site would ha | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | + | + | + | Medium | Local | Long term | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | sed use of th nt opportunit | | have some positiv | e impact on th | e objective by result | ting in the provision of an enhanced loca | l centre and generating some |
| | <u> </u> | | | N.A. II | Local | 1 | 0 1 1 1 11 111 | |
| EC2. Reducing disparities by | + | + | + | Medium | | Long term | Secondary impacts on quality of life. | |
| releasing the potential of all residents particularly in areas of disadvantage | + The propos | sed use of th | e site could | result in the provis | sion of some e transport syst | mployment and train em. | Secondary impacts on quality of life. ning opportunities in a location that is wit | hin 3km of a Regeneration Area and |
| releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image | + The propos which is lin | sed use of the ked to this a | e site could rea by a high O | result in the provis n frequency public Medium | sion of some e transport syst | mployment and train em. | ning opportunities in a location that is wit | |
| releasing the potential of all residents particularly in areas of disadvantage | + The propos which is lin O The site is | sed use of the ked to this a 0 not in a loca | e site could rea by a high O tion that is id | result in the provis frequency public Medium lentified by Core S | sion of some e transport syst N/A Strategy policy | mployment and train em. N/A R6 as a key area w | | e culture and tourism offer will be |
| releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image | + The propos which is lin O The site is | sed use of the ked to this a 0 not in a loca | e site could rea by a high O tion that is id | result in the provis frequency public Medium lentified by Core S | sion of some e transport syst N/A Strategy policy | mployment and train em. N/A R6 as a key area w | ning opportunities in a location that is wit | e culture and tourism offer will be |

| The Square, Hale Road, Hale | The Square, Hale Road, Hale Barns | | | | | | | | | | | | | |
|--|-----------------------------------|--------------------|----------------------|------------------------------|--------------------------|--------------------------------|--|------------|--|--|--|--|--|--|
| | | Timescale |) | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | | | |
| EC5. Improve the social and environmental performance of the economy | O The propos | 0 sed use of th | 0 e site is unlil | Medium kely to have any s | N/A significant effec | N/A ets on the social or en | nvironmental performance of the econon | ny. | | | | | | |

Sustainability Summary

The proposed use site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the proposed use could result in the enhanced provision of shops, services and facilities in a local centre. The proposed use of the site could therefore have a major positive impact on the objective of encouraging the sustainability of Trafford's town centres and could have some positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities. By having the potential to result in the enhanced provision of services and facilities within convenient walking distance of local communities, the proposed use could improve access to services and reduce the need to travel. As such, it could have a major positive impact on the objectives that relate to improving access to essential services and facilities and improving choice of travel mode; and some positive impact on the objectives that relate to protecting air quality and reducing the effects of traffic on the environment.

Other objectives that the proposed use of the site could have a positive impact on include those that relate to crime; biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. In addition, as the proposed use of the site would incorporate a residential element, it also has the potential to have some positive effect on the objective of achieving a better balance and mix in the housing market.

The proposed use of the site could however have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the proximity of the site to a number of designated heritage assets, the proposed use of the site would have an uncertain impact on the objective that relates to protecting townscape character. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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 | | | | |

| Site Address | Former Ortonbrook School site, Oak Road, Partington | | |
|----------------|---|-----------|---------|
| Site Reference | CFS07-1178-106; SHLAA 1561 | | |
| Proposed Use | Housing | Site Area | 1.52 ha |

| Ortonbrook School site, Oak | Road, Pa | rtington | | | | | | | | | | | |
|---|---|--|--------------|-----------|--------------------|---------------|--|---|--|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | iect | | | | | | |
| 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 housing market between availability and demand | ++ | ++ | ++ | Low | More than 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. | | | | | |
| | information suitable for Mancheste classified a require any | The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. | | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services. | | | | | | |
| | minutes tra that public there is a h | There are a number of local facilities within walking distance of the site including a primary and secondary school and a leisure centre. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing 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 infrastructure, improve choice of travel mode and quality of life to all communities. | + | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | | | |

| Ortonbrook School site, Oak | | | | | | | | | | | |
|---|--|---|-------------------------------|---|-----------------------------------|---|--|---|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| | Partington cycling and | Local Centre I would there n of a Quality | e. The propo fore have a | sed use of the site positive impact or | e for housing that the objective | nerefore has the pote of enhancing transp | es within walking distance of the site, incential to improve the use of public transport infrastructure and improving choice only a low level of certainty that the proposed | oort and/or participation in walking or of travel mode. The site is not however | | | |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |
| | type of hou | ising that wo site for housi | uld be delive ng could the | ered on the site, a erefore have a pos | ny housing wo sitive impact or | uld have the potention the objective. There | s to the west. Although there is presently al to be designed in accordance with Co e is however only a low level of certainty Strategy policy L7.4. | re Strategy policy L7.4. The propose | | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | |
| | The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | | |
| S6. Encourage a sense of | 0 | Ó | 0 | Medium | N/A | N/A | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | ilikely to hav | · | nmunity facili | ies and is unlikely to | have any significant effects on the obje | cctive. | | | |
| S7. Improve qualifications and | ++ | ++ | ++ | Medium | Local | Long term | | | | | |
| skills of the resident population | use of the | site for housi | ng could the | refore make a co | ntribution to the | e long term future of | a Priority Regeneration Area and current a school in a Priority Regeneration Area tive impact on the objective. | by generating demand for places at | | | |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | |

| Ortonbrook School site, Oak | Road, Pa | rtington | | | | | | |
|--|----------------|-----------------|---------------|---------------------|------------------|---------------------------------------|--|--|
| | | Timescale | • | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | | | | | | | or source of noise. Consequently, due to have a negative impact on the objective | |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | | | | | | nt of any neglected land/sites identified ficant effects on the objective. | on the Trafford Derelict Property and |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | - | - | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. |
| | | | | | | | a school, and the site is less than 250m | |
| | | | | | | | nd the re-use of this vacant site for housi | |
| | | | | | | | ne potential to have some negative impa | |
| E2 Duetost subsures and masters | | 1 | | ' | ı | | cal facilities and public transport service | |
| E2. Protect, enhance and restore open space, biodiversity, flora | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure |
| and fauna, geological and geo- | | | | | | | | contributions towards |
| morphological features | | | | | | | | biodiversity/greenspace. |
| | The site is | not within 30 | 00m of a SSS | SI, SBI or area of | semi-natural gr | eenspace. The site | is within 300m of a wildlife corridor. The | |
| | feature by | existing built | developmen | it and, as such, th | e use of the sit | te for housing would | be unlikely to have a significant impact | on this designated natural asset. The |
| | | | | | | | ace or wildlife habitat within 300m of the | |
| | | | | | | | ver this impact due to it being uncertain | whether or not any housing delivered |
| | | | | n towards improv | | · · · · · · · · · · · · · · · · · · · | La | |
| E3. Reduce contributions to | + | + | + | Low | Local | Long term | Secondary impacts associated with | Use of the development |
| climate change | | | | | | | climate change | management process to ensure |
| | | | | | | | | development complies with Core Strategy policy L5 |
| | Any housin | g on the site | would have | the potential to in | corporate on-s | ite microgeneration | technologies and/or other low carbon, re | |
| | | | | | | | ns to climate change. There is however | |
| | impact due | to it being u | ncertain whe | ether or not any he | ousing delivere | d on the site would | incorporate these measures. | |
| E4. Reduce impact of climate | + | + | + | Medium | Local | Long term | | |
| change | | | | | | | irface water management zone. The site | |
| | | | | | housing would | provide some oppor | rtunities to reduce flood risk elsewhere. | The proposed use would therefore |
| | have a pos | sitive effect o | n the objecti | ve. | | | | |

| Ortonbrook School site, Oak | Road, Pa | rtington | | | | | | | | | |
|--|---|------------------------------|--------------|--------------------|-----------------|-------------------------|---|---|--|--|--|
| | | Timescale | | | | Nature of Ef | 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. | | | |
| | Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| reduce land contamination | Prioritisatio | | | d use is therefore | unlikely to res | ult in the significant | or is it listed as an area of potential risk or reclamation of contaminated land. As so | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| quality | | | | | | | vever result in the remediation of a site in | | | | |
| E8. Protect and improve air quality | ? | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable | | | |
| | There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also not within 200m of an AQMA. The site is not however within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic and associated vehicular emissions. Consequently, the proposed use would have an uncertain impact on the objective. There is however only a low level of certainty over this impact. | | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | | no designate scape of tow | | | of the site and | d it is considered that | t the proposed use of the site is unlikely | to have a significant effect on the | | | |

| Ortonbrook School site, Oak Road, Partington | | | | | | | | | | | |
|--|--|---|--------------------|-----------------------------|------------------------|-------------------------------|--|----------------------------------|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| contribution to regional growth | The proposed use of the site is not an employment 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, it is unlikely to have any significant effects on the objective. | | | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| disadvantage | The propos | sed use of th | e site is not | an employment u | se and is unlike | ely to have any signi | ficant effects on the objective. | | | | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town | + | + | + | Low | Local | Long term | Secondary impacts on perceptions of the area and employment | | | | |
| Centres | positive im | The site is approximately within relatively close proximity of Partington Local Centre and the development could generate additional spend in this centre and have a positive impact on the objective. However, given the scale of development that could be accommodated on the site, there is only a low level of certainty that the proposed use would have a significant impact on the objective. | | | | | | | | | |
| EC5. Improve the social and environmental performance of | | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A pusiness use ar | N/A nd is unlikely to have | e any significant effects on the social or e | environmental performance of the | | | |
| the economy Sustainability Summary | economy. | | | | | | | | | | |

| Ortonbrook School site, Oak Road, Partington | | | | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | Timescale | ; | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the former Ortonbrook School site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode; and reducing crime and fear of crime. In addition, it could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.

The proposed use of the site for housing would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have some positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity. Due to the proximity of the site to Partington Local Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.

The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.

| | | Kev fo | r effects | | |
|--------------------|-------------------|------------|-----------------------------------|-------------------------------------|-------------|
| ++ major positive; | + minor positive; | 0 neutral; | minor negative; | – major negative; | ? uncertain |

| Site Address | Former Red Brook Public House, Partington | | | | | | |
|----------------|---|-----------|---------|--|--|--|--|
| Site Reference | SHLAA 1639 | | | | | | |
| Proposed Use | Housing | Site Area | 1.04 ha | | | | |

| Former Red Brook Public Ho | Former Red Brook Public House, Partington | | | | | | | | | | |
|---|--|-----------------|--------------|-----------|--------------------|---------------|--|---|--|--|--|
| | | Timescale |) | | | Nature of Eff | ect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Social | • | | | • | | <u> </u> | | • | | | |
| S1. Achieve a better balance and mix in the housing market between availability and demand | 0 | ++ | ++ | Low | More than 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 would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services. | | | | |
| | There are a number of local facilities within walking distance of the site, including a primary school, and the entire site is within 250m of a bus stop. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing 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 infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | |

| Former Red Brook Public Ho | | | | | | Nature of Ef | | | | | | |
|---|--|---|----------------|-------------------|-----------------|------------------------|---|---|--|--|--|--|
| | | Timescale | • | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | housing the objective o | There are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective. | | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | |
| | delivered o | The site is within the urban area and is in an existing residential area. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The propose use of the site for housing 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 housing delivered on the site would be in accordance with Core Strategy policy L7.4. | | | | | | | | | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | the regene objective. | The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | | |
| S6. Encourage a sense of | 0 | Ó | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | nlikely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. | | | | |
| S7. Improve qualifications and | 0 | ++ | ++ | Medium | Local | Long term | | | | | | |
| skills of the resident population | | | | | | | Priority Regeneration Area and currently | | | | | |
| | | | | | | | chool in a Priority Regeneration Area by impact on the objective. | generating demand for places at this | | | | |
| S8. Improve the health and, | 0 | ± 3ucii, iiie pi | + | Low | Local | Long term | Secondary impacts on quality of life | | | | | |
| inequalities in health of the | | in excess of | | | | | | nen space and less than 1800m from | | | | |
| population | The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 300m of areas of open space and less than 1800m from a sports facility. The use of the site for housing 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 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. | | | | | | | | | | | |

| Former Red Brook Public Ho | ouse, Part | ington | | | | | | | | |
|--|---|-----------------|----------------|------------------|-------|---------------------|--|---|--|--|
| | | 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 | | | | | | | nt of any neglected land/sites identified ficant effects on the objective. | on the Trafford Derelict Property and | | |
| Environment | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | - | 1 | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. | | |
| | There are a number of facilities within convenient walking distance of the site, including a school, and the site is less than 250m from a bus stop. The however within 400m of a Quality Bus Corridor or 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably g additional traffic in the area. Consequently, it is considered that the proposed use has the potential to have some negative impact on the objective. To only a low level of certainty over this impact as the site is located in close proximity to local facilities and public transport services. | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. | | |
| | Coroners Wood SBI is situated approximately 250m to the west of the site and there is a wildlife corridor to the south on the opposite side of Oak Road. Both of these features are however separated from the site by existing built development. The proposed use of the site has the potential to provide new, or enhance existing, open space or wildlife habitat within 300m of the development 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 or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace. | | | | | | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | |
| | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | |
| change | low/mediur | | ا ding and its | proposed use for | | however within a su | urface water management zone. The site rtunities to reduce flood risk elsewhere. | | | |

| Former Red Brook Public Ho | | | | l | | Nature of Eff | * | T T T T T T T T T T T T T T T T T T T | |
|--|---|------------------------------|-----------------------------|-------------------|-----------------|----------------------|---|--|--|
| | | Timescale | - | | | | | | |
| 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 | 0 | ? | ? | 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. | |
| | developme unknown v | ent could be i | managed usi ⁄aste genera | ng options at the | top of the wast | e hierarchy, such as | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propo | ecycling. It is however presently | |
| E6. Conserve land resources and | 0 | 0 | 0 | Medium | N/A | N/A | | | |
| reduce land contamination | The site comprises of an area of previously developed land but it is not an NLUD site nor is it listed as an area of potential risk on the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the significant reclamation of contaminated land. As such, it is unlikely to have a significant effect on the objective. | | | | | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | |
| quality | | | | | | | vever result in the remediation of a site in | | |
| E8. Protect and improve air quality | 0 | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. | |
| | There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also not within 200m of an AQMA. The site is not however within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station and the re-use of this vacant site for housing wou inevitably generate additional traffic and associated vehicular emissions. Consequently, the proposed use would have an uncertain impact on the objective. There is however only a low level of certainty over this impact. | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | | no designate scape of tow | | | of the site and | it is considered tha | t the proposed use of the site is unlikely | to have a significant effect on the | |

| | • | Timescale | | | | Nature of Eff | fect | |
|--|------------------------|--------------------|--------------------|--|-----------------------|-------------------------------|--|---------------------------------------|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment u | se and is unlike | ely to have any signi | ficant effects on the objective. | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | led by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | proximity o | f one of Traf | ford's town o | | and, particularly | y given the relatively | generate additional spend in this centre limited scale of development that could | |
| EC5. Improve the social and environmental performance of the economy | O The propose economy. | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A usiness use ar | N/A nd is unlikely to have | e any significant effects on the social or e | environmental performance of the |

| Former Red Brook Public House, Partington | | | | | | | | | |
|---|----------------------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|
| | Timescale Nature of Effect | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |

The proposed use of the Red Brook Public House site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing crime and fear of crime; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to health and enhancing transport infrastructure and choice of travel mode. In addition, it could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.

The proposed use of the Red Brook Public House site for housing would be unlikely to have a significant impact on any of the economic objectives but it would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have some positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity.

The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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 | | | | |

| Site Address | Land adjacent to Manchester Ship Canal (Partington Canalsi | de Residentia | al Development & Green Loop Proposal) |
|----------------|--|---------------|---------------------------------------|
| Site Reference | CFS12-1045-76; SHLAA 1610, CFS12-1045-76 & CFS07-126 | 67-43 | |
| Proposed Use | Housing | Site Area | 15.9 ha |

| Land adjacent to Mancheste | r Ship Ca | nal (Partir | ngton Can | alside) | | | | | | | |
|------------------------------------|---|--|---|--|---|--|--|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Social | | | | | | | | | | | |
| S1. Achieve a better balance and | ++ | ++ | ++ | Low | Borough | Long term | Cumulative impact with other | Provision of more specific | | | |
| mix in the housing market | | | | | wide | | developments on securing a more | information about the housing | | | |
| between availability and demand | | | | | | | balanced housing market. | requirements for site. | | | |
| | information suitable for Mancheste classified a require any | n on the type r families. Th er Strategic H as a 'cold' ma y developme | and tenure of e site therefollousing Mark arket location on the site | tin the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited nure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is herefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is cation by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only be site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a affordable housing needs. | | | | | | | |
| S2. Improve accessibility for all | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other | | | | |
| to essential services and | | | | _ | | _ | developments in Partington on the | | | | |
| facilities | | | | | | | maintenance and enhancement of | | | | |
| | | | | | | | public transport services. | | | | |
| | also within public tran- is a high le the long te | 20 minutes to sport service evel of certain | travel time of s can chang | essential service e over time, the si hese public transp | s by public trar ite is within a P port services wi | nsport. As such, its un riority Regeneration ill be maintained and | es within walking distance of the site, incuse for housing could have a major position. Area that is a focus for significant level dithat the proposed use would have a major position. | tive impact on the objective. Whilst s of development. Consequently, there hajor positive impact on the objective in | | | |
| S3. Enhance transport | + | + | + | Low | Local | Long term | Cumulative impact with other | Secure contributions towards | | | |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | enhancing public transport services. | | | |
| travel mode and quality of life to | | | | | | | and enhancement of public | | | | |
| all communities. | The eite is | loss than 25 | Om from a b | lo aton and there | oro somo somi | loop and facilities wi | transport services | ag a primary school. The site is also | | | |
| | | | | | | | thin walking distance of the site, including letwork. The use of the site for housing the sit | | | | |
| | | | | | | | sitive impact on the objective. The site i | | | | |
| | | | | | | | that the proposed use would have a po | | | | |
| | 1 200 001110 | ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ | ~ | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | outo impost on uno objectivo. | | | |

Local Plan: Land Allocations Sustainability Appraisal Page 516

| Land adjacent to Mancheste | | nal (Partir Timescale | | alside) | | Nature of Ef | foct | | | |
|---|--|---------------------------------|-------------------------------|--------------------|-------------------------------------|---|--|---|--|--|
| SA Objective | | 5 – 10 | | Cortainty | Coole | r | | Mitigation | | |
| SA Objective | 0 – 5 years | years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| S4. Reduce crime, disorder and the fear of crime | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | |
| | delivered of could there | on the site, are fore have a | ny housing w major positiv | ould have the pot | tential to be de bjective. There | signed in accordance is however only a le | though there is presently little informations with Core Strategy policy L7.4. The properties of certainty over this impact during the control of the cortain over the cortain ov | roposed use of the site for housing | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | |
| | The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective. | | | | | | | | | |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective. | | | | | | | | | |
| S7. Improve qualifications and | ++ | ++ | ++ | Medium | Local | Long term | | | | |
| skills of the resident population | of the site t | for housing o | ould therefo | re make a contrib | ution to the lon | g term future of a so | Priority Regeneration Area and currently chool in a Priority Regeneration Area by impact on the objective. | | | |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | |
| | the objective noise. Con | ve. The site i | s however wulle to the pro | ithin 200m of a ro | ad on the oppo | osite side of the Mar | s for participation in informal recreation was for participation in informal recreation was been ide sometimes considered that the use of the site for the site f | ntified by Defra as a major source of | | |

| Land adjacent to Mancheste | | | | alside) | | | | | |
|--|---|--|--------------|-----------|-------|---------------|--|--|--|
| | | 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 neighbourhood quality | + | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area | | |
| | use of the | The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. The proposed use of the site could however make a contribution towards the delivery of public realm improvements to Manchester Road and the village centre. As such, the proposed use of the site has the potential to have some positive impact on the objective. | | | | | | | |
| Environment | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | - | - | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. thin walking distance of the site, includir | Secure enhancements to public transport provision. | |
| | adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network. Nevertheless, the SHLAA estimates that the site could accommodate approximately 550 dwellings. The proposed use of this greenfield site for the scale of development envisaged would inevitably generate some additional traffic, particularly as the site is not within 400m of a Quality Bus Corridor and is in excess of 800m from the nearest train, Metrolink or major bus station. The proposed use of the site could therefore have some negative impact on the objective. | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | ? | ? | ? | Low | Local | Long term | Secondary impacts on image of the local area | Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Implementation of the green loop | |
| | | | | | | | | proposals. | |
| | The site is immediately adjacent to the Manchester Ship Canal wildlife corridor and approximately 150m from a SBI. Given the proximity of the site to these features, the development of the site for housing has the potential to have an adverse impact on a designated natural asset and, by extension, could have some 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 that any housing development would have an impact on these designated natural assets. In addition, the proposed use also involves the protection of a section of the site as a green loop. This could support the elements of the objective that relate to open space and also support the protection of these designated natural assets, although it is acknowledged that the use of this green loop for recreation could place some pressure on these designated natural assets. As such, the proposed use of the site would have an uncertain impact on the objective. | | | | | | | | |
| 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 | |

| Land adjacent to Mancheste | | | | laisiue) | | Nature of Ef | foot | | | |
|--|--|------------------------------|--------------------------|---|--------------------------------------|---|---|--|--|--|
| | | Timescale | r | | <u> </u> | Nature of Ef | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| | measures. | As such, the | proposed u | ise of the site has | the potential to | reduce contribution | technologies and/or other low carbon, ns to climate change. There is however incorporate these measures. | | | |
| E4. Reduce impact of climate change | - | - | - | Medium | Local | Long term | | Implementation of appropriate measures to minimise flood risk and surface water run-off. | | |
| | flooding an | d the use of | the site for h | nousing could inci | ease flood risk | | od Zone 2. As such, the site is conside some flood risk management/mitigation ective. | | | |
| E5. Reduce the environmental impacts of consumption and production | ? | ? | ? | Low | Local | Long term | Secondary impact on the need to identify landfill sites | Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD. | | |
| | The proposed use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | |
| E6. Conserve land resources and reduce land contamination | ? | ? | ? | Low | Local | Long term | | Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land. Implementation of the green loop | | |
| | Accordingly | y, it is consid | lered that the | e proposed use o | f the site would | | pping as being of medium risk. Neverth mpact on the objective as it is unclear | proposals neless, the site is greenfield land. | | |
| | contaminat | ed land wou | ld outweigh | the loss of greenf | | _ | | | | |
| E7. Protect and improve water | + | + | + | Low | Local | Long term | Secondary impacts on biodiversity | | | |
| quality | Mapping as | s potentially sthe potential | containing mal to have a | nedium risk conta positive impact or | minated land. T n water quality l | The site is within close by eliminating a pote | he remediation of a site identified by the se proximity of the Manchester Ship Ca ential source of contaminants. There is pact on the quality of nearby watercours | anal and, as such, the development of however only a low level of certainty | | |

| Land adjacent to Mancheste | | | | alside) | | | | |
|--|---|---|--|---|---|--|---|--|
| | | Timescale | • | | | Nature of Eff | fect | |
| 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 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. |
| | adjacent to the site cou some addit | aspirational uld accommo tional traffic a | cycle routes odate approx and associat | that could form p imately 550 dwell ed vehicular emis | part of the Strat ings. The prop sions, particula | egic Active Travel Nosed use of this grearly as the site is not | thin walking distance of the site, includir letwork and is not within an AQMA. Nev enfield site for the scale of development within 400m of a Quality Bus Corridor a re have some negative impact on the ob | ertheless, the SHLAA estimates that envisaged would inevitably generate and is in excess of 800m from the ejective. |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | - | - | - | Low | Local | Long term | Secondary impacts on perceptions of the area | Use of appropriate landscaping to minimise the visual impact of the development. Implementation of the green loop proposals |
| | housing is to Manches an area wh | therefore un ster Road ar nere landsca pative impact | likely to have nd the village pe character | e a significant imp centre. The site i would be protect | act on its setting showever with ed. In addition, | g. The proposed us in an area that was the site is allocated | uilding by existing built development an e of the site could also contribute to the identified by Core Strategy Policy R2 ar as a linear open land. As such, the propeen loop proposals could support the pr | d the proposed use of the site for delivery of public realm improvements of on UDP Proposals Map ENV17 as cosed use of the site for housing could |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment us any significant effo | | | ot result in the loss of a site that has pre | viously been identified as employment |

| Land adjacent to Mancheste | | Timescale | | | | Nature of Eff | ect | |
|--|---------------------------|-----------------|-------------------------------|--------------------|------------------|------------------------|---|-----------------------------------|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | se and is unlike | ely to have any signi | ficant effects on the objective. | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | |
| as a tourism destination | The propos | sed use of th | e site is not | a tourism use and | it would be un | likely to have any si | gnificant effects on the objective. | |
| EC4. Encourage the long term sustainability of Trafford's Town | + | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area and employment | |
| Centres | people using improvements | ng the Local | Centre and I lage centre v | nave a positive im | pact on its sus | tainability. The prope | t that is envisaged at the site, its use for osed use of the site could also contribute centre Accordingly, the proposed use of | e to the delivery of public realm |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| environmental performance of the economy | The proposeconomy. | sed use of th | e site is not | a commercial or b | usiness use a | nd is unlikely to have | any significant effects on the social or e | environmental performance of the |
| Sustainability Summary | | | | | | | | |

| Land adjacent to Manchester Ship Canal (Partington Canalside) | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|
| Timescale Nature of Effect | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |

The proposed use of the land at Partington Canalside for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; improving choice of travel mode; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to crime and local neighbourhood quality. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.

The proposed use of the site for housing could have some positive impact on the economic objective of encouraging the long term sustainability of Trafford's town centres. It also has the potential to have some positive impact on the environmental objectives that relate to protecting water quality; and reducing contributions to climate change.

The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing, particularly of the scale envisaged, would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality.

The site is primarily within Flood Zone 2. The proposed use of the site for housing therefore has the potential to have a negative impact on the objective of reducing the impacts of climate change. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the potential for development in this location to affect the landscape of the area, the proposed use of the site for housing would have a negative impact on the objective that relates to protecting landscape character, although it is recognised that the green loop proposals would protect the landscape character of sections of the site.

The development of the site for housing could have an adversely impact on designated natural assets due to the proximity of the site to a wildlife corridor and a SBI. However, the proposed use of a section of the site as a green loop could protect these designated natural assets and help protect and restore open space. The proposed use of the site would therefore have an uncertain impact on the objective that relates to biodiversity and open space. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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

| Site Address | Land at 4 Lock Lane, Partington | | |
|----------------|---------------------------------|-----------|---------|
| Site Reference | CFS07-1254-3; SHLAA 1541 | | |
| Proposed Use | Housing | Site Area | 0.73 ha |

| Land at 4 Lock Lane, Parting | ton | | | | | | | | | | |
|---|--|--|--------------|-----------|-------|---------------|--|---|--|--|--|
| | | Timescale |) | | | Nature of Eff | iect | | | | |
| 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 housing market between availability and demand | ++ | ++ | ++ | Low | 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. | | | |
| | information suitable for Mancheste classified a require any | The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | ++ | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services. | | | | |
| | The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing 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 infrastructure, improve choice of travel mode and quality of life to all communities. | + | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | |

| Land at 4 Lock Lane, Parting | | | | | | | | | | | | |
|---|------------------------|---|------------------------------|---------------------|--|------------------------|---|---|--|--|--|--|
| | | Timescale | | | <u>. </u> | Nature of Ef | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | Partington could there | The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there only a low level of certainty that the proposed use would have a positive impact on this objective. | | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | |
| | Strategy po | olicy L7.4. Th | e proposed | use of the site for | housing would | d therefore have a m | rea and would have the potential to be on najor positive impact on the objective. The site would be in accordance with Core | nere is however only a low level of | | | | |
| S5. Reduce poverty and social exclusion | ++ | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | the regene objective. | ration of the Nevertheless | area and he , as the prop | lp reduce poverty | and social exc | lusion. As such, the | on Priority Regeneration Area and could proposed use has the potential to have nemployment or community use, there is | a major positive impact on the | | | | |
| S6. Encourage a sense of | 0 | Ó | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | likely to hav | · | mmunity facilit | ies and is unlikely to | b have any significant effects on the obje | ective. | | | | |
| S7. Improve qualifications and | ++ | ++ | ++ | Medium | Local | Long term | | | | | | |
| skills of the resident population | of the site t | for housing o | ould therefo | re make a contrib | ution to the lon | g term future of a so | Priority Regeneration Area and currently chool in a Priority Regeneration Area by impact on the objective. | | | | | |
| S8. Improve the health and, inequalities in health of the population | - | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | | |
| | | | | | | • | s a major source of noise. Consequently, tential to have a negative impact on the | | | | | |

| Land at 4 Lock Lane, Parting | gton | | | | | | | | | |
|---|----------------|--|----------------|--------------------|------------------|-----------------------|--|---|--|--|
| | | 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 | ++ | ++ | ++ | Medium | Local | Long term | Improved perceptions of the area | | | |
| neighbourhood quality | | The proposed use would result in the removal of a neglected building/site that detracts from local neighbourhood quality as identified by the Trafford Derelict Pro and Untidy Sites List and would therefore have a major positive effect on the objective. | | | | | | | | |
| Environment | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | ? | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. | | |
| I | | | | | | | he area. There is however a number of t | | | |
| I | | | | | | | from a bus stop. In addition, the SHLA | | | |
| | | | | | | | le of development that is likely to come | forward on the site, it is considered to | | |
| | be uncerta | in whether th | ne proposed | use would have a | _ <u> </u> | act on the objective | | | | |
| E2. Protect, enhance and restore | + | + | + | Low | Local | Long term | Improved image of the local area | Use of the development | | |
| open space, biodiversity, flora | | | | | | | | management process to secure | | |
| and fauna, geological and geo- | | | | | | | | contributions towards | | |
| morphological features | The 2142 is | | of a Doutin of | tara Mattarada ODI | | | | biodiversity/greenspace. | | |
| | | | | | | | nowever separated from both of these boact on these assets. The site is within 3 | | | |
| | | | | | | | jective by making a contribution towards | | | |
| | | | | | | | evel of certainty over this impact due to it | | | |
| | | | | | | ng biodiversity/greer | | t being uncertain whether or not any | | |
| 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 | | |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rous to climate change. There is however of incorporate these measures. | | | |
| E4. Reduce impact of climate | + | + | + | Medium | Local | Long term | | | | |
| change | are suscer | otible to surfa | ice water floo | oding. The site is | therefore consi | dered to be at a low | een identified as a surface water manag /medium risk of flooding and its redevelo DS. The proposed use of the site could t | opment for housing could offer some | | |

| Land at 4 Lock Lane, Parting | | Timescale | | | | Nature of Eff | ect | | | |
|--|--|---|--------------|---------------------------------------|------------------|--|--|--|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| 5. Reduce the environmental mpacts 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. | | |
| | Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. 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 impact on the objective. | | | | | | | | | |
| E6. Conserve land resources and reduce land contamination | Land Prior | | ping. The us | | | | database or identified as being contami in the treatment of contaminated land | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| quality | | | | | | ne remediation of a Net impact on water que | NLUD site or a site included in the Traffi uality. | ord Contaminated Land Prioritisatio | | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | | | |
| quality | AQMA and developme Neverthele | The use of the site for housing would inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within the buffer of an AQMA and is less than 250m from a bus stop and within walking distance of a range of services and facilities. Consequently, and taking into account the scale of development that the site is likely to accommodate, it is considered that the use of the site for housing is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. | | | | | | | | |
| E9. Protect and enhance the | ? | ? | ? | Low | N/A | N/A | | | | |
| E3. Frolect and enhance the | The site is not within 300m of a conservation area. There are three listed buildings within 200m of the site, all of which are grade II listed. Two of these buildings, Erlam Farmhouse and the Church of St Mary, are separated from the site by existing built development. The third listed structure, the stocks, are within very close proximity of the site and it is considered to be uncertain whether the proposed use of the site for housing would have a positive impact on their setting. As such, the impact of the each of the proposed uses on the objective is uncertain. | | | | | | | | | |
| diversity and distinctiveness of landscape and townscape | Erlam Fari | mhouse and of the site and | the Church o | of St Mary, are sepered to be uncerta | parated from the | e site by existing bu proposed use of the | ilt development. The third listed structur | re, the stocks, are within very close | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | Erlam Fari | mhouse and of the site and | the Church o | of St Mary, are sepered to be uncerta | parated from the | e site by existing bu proposed use of the | ilt development. The third listed structur | re, the stocks, are within very close | | |

| Land at 4 Lock Lane, Parting | ton | | | | | | | | | | | |
|--|----------------|--|---------------|-------------------|------------------|------------------------|--|-------------------------------------|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| contribution to regional growth | | he proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment and. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | se and is unlike | ely to have any signi | ficant effects on the objective. | | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| as a tourism destination | | | | | | | ed by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| sustainability of Trafford's Town Centres | | | | | | | centres and, particularly given the size of for housing would be unlikely to have a s | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| environmental performance of | The propos | sed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | e any significant effects on the social or | environmental performance of the | | | | |
| the economy | economy. | | | | | - | | | | | | |
| Sustainability Summary | | | | | | | | | | | | |

| Land at 4 Lock Lane, Partington | | | | | | | | | | | |
|---------------------------------|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the Land at 4 Lock Lane for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; crime; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. Furthermore, by resulting in the removal of a neglected site it could have a major positive impact on the objective that relates to local neighbourhood quality.

The proposed use of the site for housing would be unlikely to have a significant impact on any of the economic objectives but it would have the potential to have a positive effect on a number of environmental objectives. Specifically, it has the potential to have a positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity.

The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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. In addition, due to the potential for development in this location to affect the setting of a listed structure, the proposed use of the site for housing would have an uncertain impact on the objective that relates to townscape character.



| Site Address | Land to the east of Partington Shopping Centre, Central Road | and to the east of Partington Shopping Centre, Central Road, Partington | | | | | | | |
|----------------|--|---|--|--|--|--|--|--|--|
| Site Reference | CFS12-1045-147; SHLAA 1510 | | | | | | | | |
| Proposed Use | Housing | Site Area 1.21 ha | | | | | | | |

| Land to the east of Partingto | Land to the east of Partington Shopping Centre, Central Road, Partington | | | | | | | | | | | | |
|---|--|--|--------------|-----------|-------|---------------|--|---|--|--|--|--|--|
| | | Timescale | | | | Nature of Eff | ect | | | | | | |
| 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 housing market between availability and demand | 0 | ++ | ++ | Low | 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. | | | | | |
| | information suitable for Mancheste classified a require any | The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. | | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | High | Local | Long term | Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services. | | | | | | |
| | within walk major posit a focus for proposed t | The site is immediately adjacent to Partington local centre and approximately 200m from the nearest primary school. As such, there are a number of local facilities within walking distance of the site. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing 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 infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | | | |

| Land to the east of Partingto | n Shoppii | ng Centre | , Central | Road, Parting | ton | | | | | | | |
|---|---------------------------|---|-------------------------------|---|------------------------------------|---|---|---|--|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | Partington cycling and | The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective. | | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | | |
| | type of hou use of the | using that wo | uld be delive ng could the | ered on the site, a erefore have a pos | ny housing woo sitive impact on | uld have the potential the objective. There | oin other uses. Although there is present al to be designed in accordance with Co e is however only a low level of certainty Strategy policy L7.4. | re Strategy policy L7.4. The propose | | | | |
| S5. Reduce poverty and social exclusion | 0 | ++ | ++ | Low | Local | Long term | Positive secondary impacts on quality of life. | | | | | |
| | the regene objective. | ration of the Nevertheless | area and he , as the prop | lp reduce poverty | and social exc | lusion. As such, the | on Priority Regeneration Area and could proposed use has the potential to have a employment or community use, there is | a major positive impact on the | | | | |
| S6. Encourage a sense of | 0 | Ó | 0 | Medium | N/A | N/A | | | | | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | likely to hav | e an impact on co | mmunity facilit | ies and is unlikely to | o have any significant effects on the obje | ctive. | | | | |
| S7. Improve qualifications and | 0 | ++ | ++ | Medium | Local | Long term | | | | | | |
| skills of the resident population | of the site f | for housing o | ould therefo | re make a contrib | ution to the lon | g term future of a so | Priority Regeneration Area and currently chool in a Priority Regeneration Area by impact on the objective. | | | | | |
| S8. Improve the health and, inequalities in health of the population | 0 | - | - | Medium | Local | Long term | Secondary impacts on quality of life | Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions. | | | | |

| Land to the east of Partingto | n Shoppii | ng Centre | , Central | Road, Parting | ton | | | |
|--|------------------------|-------------------------------|-------------------------------|--------------------------------------|----------------------------------|---|--|--|
| | | Timescale | | | | Nature of Ef | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | | | | | | | a major source of noise. Consequently, tential to have a negative impact on the | |
| S9. Protect and improve local | 0 | + | + | Medium | Local | Long term | Improved perceptions of the area | |
| neighbourhood quality | | | | | | ce of a neglected sit positive effect on the | te that detracts from local neighbourhood e objective. | d quality as identified by the Trafford |
| Environment | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | ı | - | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. |
| | The site is generate a | not however dditional traf | within 400m fic in the are | of a Quality Bus a. Consequently, | Corridor or 800 it is considered | Om of a Metrolink/rad that the proposed | a school and a local centre, and the site ilway station and the re-use of this vacal use has the potential to have some nega imity to local facilities and public transpo | nt site for housing would inevitably ative impact on the objective. There is |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | + | + | Low | Local | Long term | Improved image of the local area | Use of the development management process to secure contributions towards biodiversity/greenspace. |
| | adverse im positive im | pact on thes pact on this | e assets. Thobjective by | e site is however enhancing existin | within 300m of g open space of | f existing areas of gr or wildlife habitat wit | nspace and the proposed use of the site reenspace and the use of the site for hou thin 300m of the development. There is hould make a contribution towards improv | using has the potential to have a nowever only a low level of certainty |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 |
| | measures. | As such, the | proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rous to climate change. There is however of incorporate these measures. | |
| E4. Reduce impact of climate | 0 | ++ | ++ | Medium | Local | Long term | | |
| change | water flood | ing and the | proposed us | e of the site for ho | ousing, employ | ment or mixed use of | oding. The site does however adjoin area development could provide opportunities we a major positive impact on the object | to reduce flood risk in other locations, |

| Land to the east of Partingto | | ng Centre Timescale | | Road, Parting | ton | Nature of Eff | iect | | | | | |
|--|-------------------------|---|------------------------------|-------------------|------------------------------------|--|---|---|--|--|--|--|
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | | | | |
| or Conjugative | years | years | years | Cortainty | Codio | Tomanoneo | synergistic | Willigation | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | | |
| | developme unknown w | Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | |
| E6. Conserve land resources and | 0 | ++ | ++ | Medium | Local | Long term | Improved perceptions of the area. | | | | | |
| reduce land contamination | | | | | | and is an NLUD site major positive impa | e. The redevelopment of the site for house or the objective. | sing could therefore result in the | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| quality | | | | | | | hat is included on the NLUD database, ly to have a significant impact on water | | | | | |
| E8. Protect and improve air quality | 0 | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable | | | | |
| | | | | | | | | transport choices. | | | | |
| | AQMA. The inevitably of | e site is not h jenerate add | nowever with itional traffic | in 400m of a Qua | lity Bus Corrido ehicular emiss | or or within 800m of | te is less than 250m from a bus stop. The a Metrolink/railway station and the re-use the proposed use would have an uncer | se of this vacant site for housing would | | | | |
| E9. Protect and enhance the | 0 | ny a low leve | 0 | Medium | N/A | N/A | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | There are | • | d heritage a | ssets within 300m | | | I t the proposed use of the site is unlikely | to have a significant effect on the | | | | |

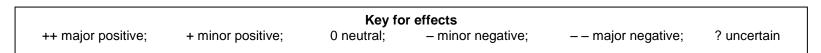
| Land to the east of Partingto | n Shoppi | ng Centre | , Central | Road, Parting | ton | | | |
|--|--|--------------------------------|-------------------------------|--|----------------------------------|--|---|---|
| | | Timescale | | | | Nature of Eff | fect | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| Economic | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | se and is unlike | ely to have any signi | ificant effects on the objective. | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | ied by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to |
| EC4. Encourage the long term sustainability of Trafford's Town | 0 | + | + | Low | Local | Long term | Secondary impacts on perceptions of the area and employment | |
| Centres | identified the impact on the impact of the impact on the impact on the impact of the i | nat the existing the objective | ng local cent by increasir | tre is deficient and ng usage of the ce | failing to mee ntre and stimu | t local shopping nee lating investment to | ditional spend in this centre. The Trafford ds. The proposed use of the site therefo improve its offer. However, given the rel oposed use would have a significant imp | are has the potential to have a positive atively limited scale of development |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | |
| environmental performance of the economy | The propose | sed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | e any significant effects on the social or e | environmental performance of the |
| Sustainability Summary | | | | | | | | |

| Land to the east of Partington Shopping Centre, Central Road, Partington | | | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|
| | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |

The proposed use of Land off Central Road for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to local neighbourhood quality; reducing crime and fear of crime; and enhancing transport infrastructure and choice of travel mode. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.

The proposed use of the site for housing would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have a major positive impact on the objective of conserving land resources by resulting in the redevelopment of an NLUD site. It also has the potential to have a positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity. Due to the proximity of the site to Partington Local Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.

The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Former Higher Road Depot And Adjoining Site, Urmston | | |
|----------------|--|-----------|---------|
| Site Reference | SHLAA 1552, CFS07-1178-97 | | |
| Proposed Use | Housing | Site Area | 0.58 ha |

| Former Higher Road Depot | and Adjoi | ning Site, | Urmston | | | | | | | | | |
|---|--|-------------|-----------------|-------------------|-----------------------|------------------------------|---|--|--|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | | | | |
| | years | years | years | | | | synergistic | | | | | |
| Social | | | | | | | | | | | | |
| S1. Achieve a better balance and | + | + | + | Medium | Local | Long term | Cumulative impact with other | Provision of more specific | | | | |
| mix in the housing market | | | | | | | developments on securing a more | information about the housing | | | | |
| between availability and demand | | | 14 14 14 | | <u> </u> | | balanced housing market. | requirements for site | | | | |
| | The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | use of the site for housing or mixed use development 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). Given the size of the site and numbers of units | | | | | | | | | | | |
| | it would be likely to be accommodate, any impact on this objective is likely to only be local in scale. | | | | | | | | | | | |
| S2. Improve accessibility for all | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | | |
| to essential services and | | | | | | | developments on the maintenance | | | | | |
| facilities | | | | | | | and enhancement of public transport | | | | | |
| | | | | | <u> </u> | | services. | | | | | |
| | | | | | | | services and facilities. It is also within 40 | | | | | |
| | | | | | | | n railway station. The site is also within 2 | 20 minutes travel time of essential | | | | |
| 00.51 | | T | ĺ | | | | ositive impact on the objective. | | | | | |
| S3. Enhance transport | ++ | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | | | | |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | | | | | |
| travel mode and quality of life to all communities. | | | | | | | and enhancement of public transport services | | | | | |
| an communices. | There are | a number of | facilities with | in convenient wo | l Iking distance o | L of the cite and the cit | te is less than 250m from a bus stop on | a Quality Rus Corridor. The site is | | | | |
| | | | | | | | ential to significantly improve the use of | | | | | |
| | | | | re have a major p | | | eritial to significantly improve the use of | public transport and/or participation in | | | | |
| | waiking of | cycling and | could therefo | io navo a major p | Jositivo Impact | on the objective. | | | | | | |

| Former Higher Road Depot | | ning Site, Timescale | | | | Nature of Eff | fect | |
|---|----------------|--------------------------------|-------------------------------|---|--------------------------------------|---|---|---|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| S4. Reduce crime, disorder and the fear of crime | + | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 |
| | type of hou | using that wo site could the | uld be delive erefore have | ered on the site, a a positive impact ould be in accord | ny housing wo | uld have the potentia | er other uses. Although there is presently al to be designed in accordance with Co r only a low level of certainty over this in 4. | re Strategy policy L7.4. The proposed |
| S5. Reduce poverty and social | 0 | 0 | 0 | Medium | N/A | N/A | | |
| exclusion | | | | an area but it doe: act on poverty or s | | | n Area or a Regeneration Area and its us | se for housing would therefore be |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propos | sed use is ur | llikely to nav | e an impact on co | ommunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. |
| S7. Improve qualifications and skills of the resident population | - | - | - | Low | Local | Long term | | Secure contributions towards creating additional primary school capacity. |
| | housing co | ould place ad xtra capacity | ditional pres | sure on these sch | ools by genera | iting the need for mo | ch currently have a deficit of places and ore school places. As such, the propose coordingly, the proposed use of the site | d use of the site could generate the |
| S8. Improve the health and, | + | + | + | Low | Local | Long term | Secondary impacts on quality of life | |
| inequalities in health of the population | line is not i | dentified by lative impact | Defra as a m on the objec | najor source of no tive by providing s | ise. The site is support for part | within 1800m of spo icipation in sport and | nd although the site is within 200m of a rorts facility and the use of the site for how d recreation. There is however only a low ts of the development would choose to | using therefore has the potential to w of certainty of this impact because |
| S9. Protect and improve local | 0 | 0 | 0 | Medium | N/A | N/A | | |
| neighbourhood quality | | sed use wou significant eff | | | nt of any negle | cted land/sites ident | ified on the Trafford Derelict Property ar | nd Sites list. As such, it is unlikely to |

| Former Higher Road Depot | and Adjoi | ning Site, | Urmston | | | | | | | | |
|--|--|--|--------------|--------------------|------------------|---------------------|--|---|--|--|--|
| | | Timescale | • | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Environment | | | | | | | | | | | |
| E1. Reduce the effect of traffic | 0 | 0 | 0 | Low | N/A | N/A | | | | | |
| on the environment | the site, indevelopments into account | The use of the site for housing would inevitably generate a degree of traffic. There is however a significant number of facilities within convenient walking distance of the site, including Urmston town centre. In addition, the site is within 400m of a Quality Bus Corridor and less than 800m from a railway station. As such, the development of the site for housing 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 the proposed use may not lead to an increase in congestion and would be unlikely to have a significant impact on the objective. | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | - | - | - | Low | Local | Long term | Improved image of the local area | Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. | | | |
| | The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The site is however immediately adjacent to a designated wildlife corridor and the proposed use could have a negative impact on this designated natural asset. The proposed use 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 | + | + | + | 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 | | | |
| | measures. | As such, the | e proposed u | se of the site has | the potential to | reduce contribution | technologies and/or other low carbon, rous to climate change. There is however of incorporate these measures. | | | | |
| E4. Reduce impact of climate | ++ | ++ | ++ | Medium | Local | Long term | | | | | |
| change | areas that | are more su | sceptible to | surface water floo | ding and the re | development of this | w susceptibility to surface water flooding previously developed site offers signific the site for housing has the potential to | ant opportunities to reduce flood risk | | | |

| Former Higher Road Depot | | ning Site, Timescale | | | | Nature of Eff | foot | I | | | |
|--|---|--|---|---|--|--|--|---|--|--|--|
| 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. | | | |
| | developme unknown v | ent could be | managed us vaste genera | ng options at the | top of the wast | e hierarchy, such as | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propos | ecycling. It is however presently | | | |
| E6. Conserve land resources and reduce land contamination | + | + | + | Medium | Local | Long term | Improved perceptions of the area. Secondary impact on the significance of a conservation area. | | | | |
| | The site comprises of an area of previously developed land. It is identified by the Contaminated Land Prioritisation Mapping as a potential area of medium risk contaminated land. Consequently, the development of the site could result in the reclamation of an area of contaminated land and would have the potential to have a positive impact on the objective. | | | | | | | | | | |
| E7. Protect and improve water quality | risk contan | | the site is in | | | | Contaminated Land Prioritisation Mappi as such, the proposed use of the site for | | | | |
| E8. Protect and improve air quality | O The use of is less than also within size of the impact on | the site for In 400m from 800m of a to site and the air quality. N | Onousing will i Station Roadown centre a scale of devevertheless, | d/Stretford Road, nd a railway statio elopment it would | which is a Qua on. The site is t be likely to acc se of any impac | lity Bus Corridor, an herefore considered commodate, it is cor t on air quality can o | ehicular emissions. Nevertheless, the sind there are a number of facilities within I to be in a sustainable location. Consequenced that the proposed use of the site only be truly quantified by undertaking a | walking distance of the site. The site is quently, and taking into account the ie is unlikely to have a significant | | | |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | 0 The site is 400m to th | 0 not within 30 e south wes | 0 00m of a Cor t of the site a | Medium servation Area. T | N/A The nearest listerom it by existing | N/A ed building to the site g built development | e is the grade II listed church of St Clem t. The proposed use of the site is therefo | | | | |

| Former Higher Road Depot | and Adjoi | ning Site, | Urmston | | | | | | | | |
|--|---|-----------------|---------------|--|------------------|-------------------------|---|---------------------------------------|--|--|--|
| | | Timescale | | | | Nature of Eff | fect | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Economic | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | |
| disadvantage | The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective. | | | | | | | | | | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | ed by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | |
| EC4. Encourage the long term sustainability of Trafford's Town | + | + | + | Low | Local | Long term | Job creation and reduced levels of deprivation | | | | |
| Centres | of this cent | re by increas | sing spend ir | n, and enhancing | the vitality and | viability of, this town | sing has the potential to have a positive of centre. Nevertheless, given the scale of the proposed use of the site would have | of development that is likely to be | | | |
| EC5. Improve the social and environmental performance of the economy | 0 | 0 | 0 | Medium | N/A | N/A | e any significant effects on the social or e | | | | |
| Sustainability Summary | • | | | | | | | | | | |

| Former Higher Road Depot and Adjoining Site, Urmston | | | | | | | | | | | |
|--|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|--|
| | | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |

The proposed use of the former Higher Road Depot site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location that is in close proximity to existing services and facilities. Consequently, the proposed use of the site 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. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; reducing crime and fear of crime; and health.

The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, by resulting in the remediation of an area of potentially contaminated land, the proposed use of the site could have a positive impact on the objective relating to conserving land resources. The proposed use of the site could also have a major positive impact on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change.

The proximity of the site to Urmston town centre means that the proposed use of the site for housing also has the potential to have a positive effect on the economic objective relating to encouraging the long term sustainability of Trafford's town centres by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, it is considered that there is only a relatively low level of certainty that the proposed use of the site would have a significant impact on the objective.

The proposed use of the site does however have the potential to have a negative or uncertain impact on some objectives. Specifically, as the site is adjacent to a wildlife corridor its development for housing could have a negative impact on a designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use 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.

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

| Site Address | Former Mosedales Brickworks, 4 Ends Lane, Urmston | | |
|----------------|---|-----------|--------|
| Site Reference | SHLAA 1530 | | |
| Proposed Use | Housing | Site Area | 0.7 ha |

| Former Mossdales Brickwo | rks, 4 End | ls Lane, F | lixton | | | | | | | | |
|---|---|-----------------|--------------|-----------|-------|---------------|--|---|--|--|--|
| | | Timescale |) | | | Nature of Eff | fect | | | | |
| 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 housing market between availability and demand | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | | |
| | The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently liminformation on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identificated Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). | | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services. | | | | |
| | The site is less than 400m from a bus stop, within 800m of Flixton railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site for housing would have a major positive impact on the objective. | | | | | | | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services. | | | | |
| | There are a number of facilities within walking distance of the site and the entire site is less than 400m from a bus stop and less than 800m from a railway station use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. | | | | | | | | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |

| Former Mossdales Brickwo | rks, 4 End | ls Lane, F | lixton | | | | | |
|---|----------------|---------------------------------|----------------------------------|---|----------------------------------|---|---|---|
| | | Timescale |) | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation |
| | limited info | ormation avai olicy L7.4. Th | lable on the ne proposed | type of housing the use of the site for | nat would be de housing would | livered on the site, a I therefore have a po | s of open space to the south and west of any housing would have the potential to ositive impact on the objective. There is ald be in accordance with Core Strategy | be designed in accordance with Core however only a low level of certainty |
| S5. Reduce poverty and social | 0 | 0 | 0 | Medium | N/A | N/A | | |
| exclusion | | | | area but it does noverty or social ex | | rity Regeneration A | rea or a Regeneration Area and its use | for housing would therefore be unlikely |
| S6. Encourage a sense of | 0 | 0 | 0 | Medium | N/A | N/A | | |
| community identity and welfare and value diversity, improve equity and equality of opportunity | The propo | sed use is ur | nlikely to hav | e an impact on co | ommunity facilit | ies and is unlikely to | have any significant effects on the obje | ective. |
| S7. Improve qualifications and | 0 | + | + | Medium | Local | Long term | | |
| skills of the resident population | could supp | | term use of | | | | rplus of places at this school and the pro es. The proposed use of the site therefo | |
| S8. Improve the health and, | 0 | + | + | Low | Local | Long term | Secondary impacts on quality of life | |
| inequalities in health of the population | site for hou | using therefo | re has the portion of this impac | otential to have a t because the phy | positive impact | on the objective by | by Defra. It is within 1800m of a sports providing support for participation in spefacilities does not guarantee that the oc | ort and recreation. There is however |
| S9. Protect and improve local | 0 | ++ | ++ | Medium | Local | Long term | Improved perceptions of the area | |
| neighbourhood quality | | | | | | | t from local neighbourhood quality as id i, fly-tipping and fly-posting. | entified by the Trafford Derelict |
| Environment | | | | | | | | |
| ZII II OIIII OII | | | | | | | | |

| Former Mossdales Brickwo | | | | | | | | | | |
|--|---|--|-------------------------|----------------------------|--|---|--|--|--|--|
| | | Timescale |) | Nature of Effect | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| on the environment | facilities wi railway sta car. Conse traffic gene significant | The redevelopment of a vacant, former industrial site for housing would inevitably generate some additional traffic in the local area. There is however a number of facilities within convenient walking distance of the site. The site is also in close proximity to a local centre, less than 400m from a bus stop and within 800m of a railway station. As such, the development of the site for housing 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 is unlikely to be significant and may not lead to an increase in congestion. Accordingly, the proposed use 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 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 geomorphological features | adverse im | pact on thes | se designated | d natural assets a | nd, as a result, | have a negative im | Secondary impacts on the image of the local area mity to the River Mersey SBI. The use of pact on the objective. However, in the a biodiversity, there is only a low level of | bsence of appropriate ecological | | |
| E3. Reduce contributions to climate change | O Any housir measures. | + ng on the site As such, the | + would have | Low the potential to ir | Local ncorporate on-sthe potential to | Long term ite microgeneration preduce contribution | Secondary impacts associated with climate change technologies and/or other low carbon, rus to climate change. There is however dincorporate these measures. | Use of the development management process to ensure development complies with Core Strategy policy L5 enewable and energy efficiency | | |
| E4. Reduce impact of climate change | O The site is medium ris | - partly within | Flood Zone and its prop | Medium 2 and parts of the | Local site are also kering could there | Long term nown to be susceptiefore increase flood | ble to surface water flooding. The site is risk elsewhere and would therefore requ | | | |

| Former Mossdales Brickwo | | | | | | | | |
|--|------------------------|--------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---|---|--|
| | | Timescale | | | | 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 | 0 | ? | ? | 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. |
| | developme unknown w | ent could be r | managed usi /aste genera | ing options at the | top of the wast | te hierarchy, such as | inly off-site provision for the manageme s prevention, preparing for re-use and re vaste hierarchy and, as such, the propos | ecycling. It is however presently |
| E6. Conserve land resources and reduce land contamination | 0 | + | + | Medium | Local | Long term | Improved perceptions of the area. Secondary impact on the significance of a conservation area. | |
| | contamina | | | | | | ated Land Prioritisation Mapping as an a of a previously developed, contaminated | |
| E7. Protect and improve water quality | 0 | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area and the use of the canal for recreation | |
| | | | | | | | ain river. The redevelopment of the site oposed use has the potential to have a p | |
| E8. Protect and improve air | 0 | 0 | 0 | Low | N/A | N/A | | |
| quality | Neverthele Conseque | ess, the site is ntly, it is cons | s not within 2 sidered that t | 200m of an AQMA the use of the site | and it is locate for housing is | ed in close proximity unlikely to have a si | rate some additional traffic and result in to local facilities and public transport segnificant impact on air quality. Neverthe essment, there is only a low level of cer | ervices, including a railway station. less, as the significance of any impact |
| E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities | | 0 no designate scape of tow | • | | N/A of the site and | N/A I it is considered tha | t the proposed use of the site is unlikely | to have a significant effect on the |

| Former Mossdales Brickwo | | | | | | Nature of Eff | | | | |
|--|-----------------|---|--------------------|-----------------------------|------------------------|-------------------------------|--|-------------------------------------|--|--|
| | | Timescale | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| Economic | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | |
| contribution to regional growth | | The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment and. As such, it is unlikely to have any significant effects on the objective. | | | | | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | |
| disadvantage | The propos | sed use of the | e site is not | an employment u | se and is unlike | ly to have any signi | ficant effects on the objective. | | | |
| EC3. Enhance Trafford's image as a tourism destination | | | | | | | ed by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | |
| EC4. Encourage the long term sustainability of Trafford's Town Centres | | | | | | | the scale of development it would be lik ility of Trafford's town and district centres | | | |
| EC5. Improve the social and environmental performance of the economy | O The propos | 0 sed use of th | 0 e site is not | Medium a commercial or b | N/A pusiness use. A | N/a s such, it is unlikely | to have any significant effects on the ob | jective. | | |
| Sustainability Summary | | | | | | | | | | |

| Former Mossdales Brickworks, 4 Ends Lane, Flixton | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|
| Timescale Nature of Effect | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |

The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location and would 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. The redevelopment of the site would also result in the removal of a neglected site/building and could therefore have a major positive effect on the objective of improving local neighbourhood quality. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; reducing crime and fear of crime; education and skills; and health.

The use of the former brickworks site for housing could also have a positive impact on a number of environmental objectives. Specifically, it would result in the remediation of an area of potentially containing contaminated land and could therefore have a positive effect on the objectives concerned with land resources and water quality. The proposed use of the site could also have some positive effect on the objective relating to reducing contributions to climate change.

The proposed use of the site for housing does however have the potential to have a negative impact on a number of objectives. In particular, the site is at a medium risk of flooding and the proposed use of the site for housing could therefore have a negative effect on the objective relating to reducing the impacts of climate change. In addition, the site is adjacent to a wildlife corridor and the development of the site could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.



| Site Address | Land at and adjacent to Katherine Lowe House, Urmston | | |
|----------------|---|-----------|--------|
| Site Reference | SHLAA 1675 | | |
| Proposed Use | Housing | Site Area | 1.2 ha |

| Land at and adjacent to Kat | herine Lo | we House | , Urmstor | า | | | | | | | |
|---|-------------------------|--|--------------------------------|--|-------------------------------------|---|---|---|--|--|--|
| | | Timescale | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| Social | | ž. | - | • | • | | • | | | | |
| S1. Achieve a better balance and mix in the housing market between availability and demand | 0 | + | + | Medium | Local | Long term | Cumulative impact with other developments on securing a more balanced housing market. | | | | |
| | housing the therefore h | he proposed use of the site would result in the provision of housing within the Urban Area. Although there is presently limited information on the type and tenure ousing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The perefore 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 larket Assessment (SHMA) (2008) and update report (2010). | | | | | | | | | |
| S2. Improve accessibility for all to essential services and facilities | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other developments on the maintenance and improvement of public transport services. | | | | |
| | The entire | | 250m of a b | ous stop and within | | | a primary school, and the site is also ad al services by public transport. As such, | | | | |
| S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities. | 0 | + | + | Low | Local | Long term | Cumulative impact with other developments on the maintenance and enhancement of public transport services | Secure contributions towards enhancing public transport services. | | | |
| | therefore h | as the poten ng transport | tial to impro infrastructur | ve the use of puble e and improving o | ic transport and hoice of travel | d/or participation in with mode. The site is no | te is less than 250m from a bus stop. The walking or cycling and would therefore hot however within 400m of a Quality Bus te for housing would have a positive effection. | ave a positive impact on the objective Corridor or 800m of a train/Metrolink | | | |
| S4. Reduce crime, disorder and the fear of crime | 0 | + | + | Low | Local | Long term | Positive secondary impacts on quality of life. | Use of the development management process to ensure development complies with Core Strategy policy L7.4 | | | |

| | | Timescale | e, Urmstor e | Nature of Effect | | | | | | | | |
|---|--|---|---|---|---|---|--|---|--|--|--|--|
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | the type of the site for whether ar | housing that housing cou ny housing de | t would be de ald therefore elivered on the | elivered on the sit have a positive in he site would be i | e, any housing npact on the ob n accordance | would have the pote ejective. There is how with Core Strategy p | luding residential. Although there is preential to be designed in accordance with wever only a low level of certainty over toolicy L7.4. | n Core Strategy policy L7.4. The use o | | | | |
| S5. Reduce poverty and social exclusion | | | | Medium an area but it doe act on poverty or s | | | Area or a Regeneration Area and its u | se for housing would therefore be | | | | |
| S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity | O The propos | 0 sed use is ur | 0 nlikely to hav | Medium e an impact on co | N/A ommunity facili | N/A ies and is unlikely to | have any significant effects on the obje | ective. | | | | |
| S7. Improve qualifications and skills of the resident population | schools ha | ve a surplus | of places an | nd the proposed u | se of the site for | or housing could sup | tely adjacent to Our Lady of the Rosary port the long term use of these schools ositive impact on the objective. | | | | | |
| S8. Improve the health and, inequalities in health of the population | for housing being defic opportuniti has been r open space objective b | g would have cient in Local es for partici e-appraised e and less th y providing s | e resulted in to Open Space pation in spo based on thit tan 1800m fro support for pa | the loss of an area, the appraisal count and recreation is amended boundom a sports facilitation in spo | a of open space oncluded that to The boundary dary. The revisty. The develop trand recreation | e in a location that he proposed use of the site has howed boundary would be ment of the revised on. There is however | Secondary impacts on quality of life an area of public open space. Conseque as already been identified by the Traffor the site could have a negative impact or ever been revised to exclude the area or result in development taking place in a liste for housing therefore has the potent only a low of certainty of this impact be choose to participate in sport or exercise. | rd Greenspace Strategy (2010) as in the objective by reducing f open space from the site and the sit ocation that is within 300m of public intial to have a positive impact on the ecause the physical proximity of the | | | | |
| S9. Protect and improve local neighbourhood quality | 0 0 Medium N/A N/A The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlike have any significant effects on the objective. | | | | | | | | | | | |
| Environment | | | | | | | | | | | | |
| E1. Reduce the effect of traffic on the environment | 0 | ? | ? | Low | Local | Long term | Secondary impacts on greenhouse gas emissions and air quality. | Secure enhancements to public transport provision. | | | | |

| Land at and adjacent to Kat | herine Lo | we House | , Urmstor | า | | | | | | | | |
|--|---|---|---------------|--------------------|-----------------|-----------------------|---|---|--|--|--|--|
| | | Timescale | | | | Nature of Ef | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | station. The taking into | The use of the site for housing will inevitably generate a degree of traffic and the site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station. The site is however within 250m of a bus stop and there are a number of local facilities within convenient walking distance of the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forwards on it, it is considered to be uncertain whether the proposed use of the site would have a significant impact on the objective. | | | | | | | | | | |
| E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features | 0 | - | - | 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. | | | | |
| | corridor. Co adverse im The bound considered developme impact on t | The site has been appraised in two stages. The original boundary of the site contained an area of public open space and land that formed part of a designated wildlife corridor. Consequently, as the proposed use of the site for housing would have resulted in the loss of an area of public open space and could have had a significant adverse impact on a designated natural asset, the initial appraisal concluded that the proposed use of the site could have a major negative impact on the objective. The boundary of the site has however been revised to exclude the area of open space and the wildlife corridor. This revised site boundary has been assessed. It is considered that the proposed use of the revised site for housing could have an adverse impact on a designated natural asset due to the proposals resulting in development taking place in a location that is adjacent to a wildlife corridor. As a result, the proposed use of the site could still have some, albeit a lesser, negative impact on the objective. Nevertheless, 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 | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | | |
| | Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures. | | | | | | | | | | | |
| E4. Reduce impact of climate | 0 | ++ | ++ | Medium | Local | Long term | | | | | | |
| change | that are mo | ore susceptib | le to surface | e water flooding a | nd the redevelo | opment of this previo | susceptibility to surface water flooding. Tously developed site offers significant opotential to have a major positive impact o | portunities to reduce flood risk in other | | | | |

| Land at and adjacent to Kat | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|--|--|--|--|
| | | Timescale | • | | | 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 | 0 | ? | ? | 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. | | | |
| | options at | he use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using ptions 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 ite would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | |
| E6. Conserve land resources and reduce land contamination | 0 | + | + | Medium | Local | Long term | Secondary impacts on perceptions of the area | | | | |
| | the potenti revised to previously | al to have a rexclude the a developed la medium risk | negative imp area of open and and wou | eact on this objecti space and the sit ld provide the opp | ive by resulting te has been re- portunity to rem | in the development appraised on this bated andiate a site which h | an area of public open space and, as a read of an area of greenfield land. The bound asis. The revised site boundary would rest has been identified by the Contaminated land within the revised site boundary for | dary of the site has however been sult in development taking place on I Land Prioritisation Mapping as | | | |
| E7. Protect and improve water | 0 | + | + | Low | Local | Long term | Secondary impacts on biodiversity | | | | |
| quality | Prioritisation eliminating quality of a | The site is within 250m of a watercourse and its use for housing would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any potential land contamination on the site is having an impact on the quality of a nearby watercourse, there is only a low level of certainty about this impact. | | | | | | | | | |
| E8. Protect and improve air quality | 0 | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. | | | |

| Land at and adjacent to Kat | herine Lov | we House | , Urmstor | 1 | | | | | | | | |
|--|----------------------------|---|-------------------------------|--|--|---|--|---------------------------------------|--|--|--|--|
| | | Timescale |) | | | Nature of Ef | fect | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | within 800r site. Conse | The use of the site for housing will inevitably generate a degree of traffic and the site is within an AQMA. The site is also not within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station. It is however within 250m of a bus stop and there are a number of local facilities within convenient walking distance of the site. Consequently, taking into account the scale of development that is likely to come forwards on the site, it is considered to be uncertain whether the proposed use of the site for housing would have a significant impact on the objective. | | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | is separate | ere are no conservation areas within 300m of the site and the nearest listed building, the grade II listed Church of St Mary, is approximately 300m from the site and separated from it by areas of existing housing. The proposed use of the site is therefore unlikely to impact on the setting of this heritage asset and, as such, would ve no significant impact on the objective. | | | | | | | | | | |
| Economic | | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| contribution to regional growth | | | | an employment us any significant effe | | | ot result in the loss of a site that has prev | viously been identified as employment | | | | |
| EC2. Reducing disparities by releasing the potential of all residents particularly in areas of | 0 | 0 | 0 | Medium | N/A | N/A | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| disadvantage | The propos | sed use of th | e site is not | an employment us | se and is unlike | ely to have any sign | ificant effects on the objective. | | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| as a tourism destination | The propos support the | sed use of the culture and | e site is not tourism offe | a tourism use and r will be encourag | l it is not in a lo ed. As such, it | cation that is identif is unlikely to have a | fied by Core Strategy policy R6 as a key any significant effects on the objective. | area where appropriate proposals to | | | | |
| EC4. Encourage the long term | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| sustainability of Trafford's Town Centres | | The site is adjacent to Davyhulme local centre. Nevertheless, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town centres. | | | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| environmental performance of the economy | The propos | sed use of th | e site is not | a commercial or b | usiness use ar | nd is unlikely to have | e any significant effects on the objective. | | | | | |
| Sustainability Summary | | | | | | | | | | | | |

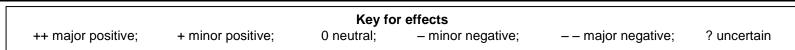
| Land at and adjacent to Katherine Lowe House, Urmston | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|
| Timescale Nature of Effect | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | |

The proposed use of the Katherine Lowe site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive impact on those relating to enhancing transport infrastructure and choice of travel mode; achieving a better balance in the housing market; and reducing crime and fear of crime. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for schools which presently have a surplus of places.

The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; and protecting water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.

The site has been appraised in two stages. The initial boundary of the site included an area of public open space and land which formed part of a designated wildlife corridor. Consequently, any development on this site would have had the potential to have a significant adverse impact on a designated natural asset and result in the loss of an area of public open space in an area that has been identified by Trafford's Greenspace Strategy as already being deficient in open space. The initial appraisal of the site therefore concluded that the use of the site for housing could also have a major negative impact on the objective that relates to open space and biodiversity; and some negative impact on the objectives concerned with health and conserving land resources. The boundary of the site has subsequently been amended to exclude this area of public open space and wildlife corridor. The site has been re-appraised on this basis. This re-appraisal has concluded that the use of the site for housing could now have a positive impact on the objective of conserving land resources by resulting in development taking place on previously developed land and potentially leading to the remediation of an area of medium risk contaminated land. The revised site boundary would also have some positive impact on the objective that relates to health by leading to development in a location that may encourage participation in sport and recreation. The proposed use of the site could still have some, albeit a lesser, negative impact on the objective that relates to biodiversity as it would still result in development taking place in close proximity to a wildlife corridor. There is however only a low level of certainty about the impact on this objective.

The proposed use of the site for housing would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production as it is presently unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. The proposed use of the site would also have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.



| Site Address | Land at Station Road/Urmston Railway Station, Urmston | | |
|----------------|---|-----------|--------|
| Site Reference | CFS12-1235-136 | | |
| Proposed Use | Mixed Use (retail, residential and station car park) | Site Area | 0.5 ha |

| Land at Station Road/Urmst | on Railwa | y Station | Urmston | | | | | | |
|------------------------------------|--|---------------|---------------|--------------------|-------------------|-----------------------|--|--|--|
| | | Timescale | ; | | | | | | |
| SA Objective | 0 – 5 | 5 – 10 | 10+ | Certainty | Scale | Permanence | Secondary, cumulative, | Mitigation | |
| | years | years | years | | | | synergistic | | |
| Social | | | | | | | | | |
| S1. Achieve a better balance and | 0 | + | + | Medium | Local | Long term | Cumulative impact with other | | |
| mix in the housing market | | | | | | | developments on securing a more | | |
| between availability and demand | | | | | | | balanced housing market. | | |
| | | | | | | | balance and mix of housing in Trafford. | | |
| | | | | | | | ite, Core Strategy policy L2 seeks to en | | |
| | | | | | | | make a long term contribution to the ne | eed for family and affordable housing, | |
| | as identifie | d in the Grea | ater Manche | ster Strategic Hou | ising Market As | sessment (SHMA) | (2008) and update report (2010). | | |
| S2. Improve accessibility for all | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | |
| to essential services and | | | | | | | developments on the maintenance | | |
| facilities | | | | | | | and enhancement of public | | |
| | | | | | | | transport services | | |
| | The site is located within Urmston Town Centre and there are a number of local services and facilities within a short distance of the site, including schools | | | | | | | | |
| | also less than 400m from a Quality Bus Corridor, immediately adjacent to Urmston railway station and within 20 minutes travel time of essential services by public | | | | | | | | |
| | transport. A | As such, the | proposed us | e of the site shou | ld have a majo | r positive impact on | | | |
| S3. Enhance transport | 0 | ++ | ++ | Medium | Local | Long term | Cumulative impact with other | | |
| infrastructure, improve choice of | | | | | | | developments on the maintenance | | |
| travel mode and quality of life to | | | | | | | and enhancement of public | | |
| all communities. | | | | | | | transport services | | |
| | | | | | | | te is less than 250m from a bus stop, wi | | |
| | and immediately adjacent to Urmston railway station. The proposed use of the site therefore has the potential to improve the use of public transport and/or | | | | | | | | |
| | participatio | n in walking | or cycling ar | nd could have a m | najor positive im | npact on the objectiv | re. | | |
| S4. Reduce crime, disorder and | 0 | + | + | Low | Local | Long term | Secondary impacts on quality of life. | Use of the development | |
| the fear of crime | | | | | | _ | | management process to ensure | |
| | | | | | | | | development complies with Core | |
| | | | | | | | | Strategy policy L7.4 | |

| The site is located in close proximity to a range of uses, including residential and employment uses to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could the only a low level of certainty over this impact due to it being uncertain whether any development delication. S5. Reduce poverty and social exclusion O + + Medium Local Long term Positive sequality of quality of The retail element of the proposed use of the site could create some employment opportunities and Regeneration Area and is linked to this area by a high frequency public transport system. The proposed use of the site could create some employment opportunities and Regeneration Area and is linked to this area by a high frequency public transport system. The proposed use of the station car park would maintain access to the railway station. S6. Encourage a sense of O O Medium N/A N/A The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | erefore have a positive impact on the objective. There is however vered on the site would be in accordance with Core Strategy policy econdary impacts on life. the site is within relatively close proximity of Stretford osed development use of the site could therefore help reduce |
|--|--|
| The site is located in close proximity to a range of uses, including residential and employment uses to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could the only a low level of certainty over this impact due to it being uncertain whether any development delication. S5. Reduce poverty and social exclusion O + + Medium Local Long term Positive sequality of quality of The retail element of the proposed use of the site could create some employment opportunities and Regeneration Area and is linked to this area by a high frequency public transport system. The proposed use of the station car park would maintain access to the railway station. S6. Encourage a sense of O O Medium N/A N/A The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | Any development delivered on the site would have the potential erefore have a positive impact on the objective. There is however vered on the site would be in accordance with Core Strategy policy econdary impacts on life. The site is within relatively close proximity of Stretford osed development use of the site could therefore help reduce |
| to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could the only a low level of certainty over this impact due to it being uncertain whether any development delication. S5. Reduce poverty and social exclusion O + + Medium Local Long term Positive sequality of quality of the proposed use of the site could create some employment opportunities and Regeneration Area and is linked to this area by a high frequency public transport system. The proposed use of the station car park would maintain access to the railway station. S6. Encourage a sense of community identity and welfare The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | erefore have a positive impact on the objective. There is however vered on the site would be in accordance with Core Strategy policy econdary impacts on life. the site is within relatively close proximity of Stretford osed development use of the site could therefore help reduce |
| exclusion The retail element of the proposed use of the site could create some employment opportunities and Regeneration Area and is linked to this area by a high frequency public transport system. The prop poverty and social exclusion by creating employment opportunities. As such, it has the potential to retention of the station car park would maintain access to the railway station. S6. Encourage a sense of community identity and welfare The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | the site is within relatively close proximity of Stretford osed development use of the site could therefore help reduce |
| Regeneration Area and is linked to this area by a high frequency public transport system. The prop poverty and social exclusion by creating employment opportunities. As such, it has the potential to retention of the station car park would maintain access to the railway station. S6. Encourage a sense of community identity and welfare Regeneration Area and is linked to this area by a high frequency public transport system. The proposed. As such, it has the potential to retention of the station car park would maintain access to the railway station. N/A The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | osed development use of the site could therefore help reduce |
| community identity and welfare The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to | <u> </u> |
| | |
| and value diversity, improve equity and equality of opportunity | , |
| S7. Improve qualifications and skills of the resident population O Medium Local Long term | Secure contributions towards creating additional capacity at primary schools. |
| The site is within the catchment area of Urmston Infant and Junior Schools. Neither of these school Area and both schools presently have a deficit of place. As such, the proposed use of the site has tadditional pressure on this school and generating the need for extra capacity to be provided | |
| | y impacts on quality of life |
| inequalities in health of the The site is immediately adjacent to the railway line. This section of the railway line is not however in | |
| population 1800m of a sports facility and, as such, the proposed use of the site could have a positive impact o | |
| 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. | |
| S9. Protect and improve local 0 0 Medium N/A N/A | |
| neighbourhood quality The proposed use of the site would not result in the improvement of any neglected land/sites identify unlikely to have any significant effects on the objective. | ed on the Trafford Derelict Property and Sites list. As such, it is |
| Environment | |
| E1. Reduce the effect of traffic 0 0 0 Low N/A N/A | |

| Land at Station Road/Urmst | | | | | Nature of Effect | | | | | | |
|--|--|-----------------|--------------|-----------|------------------|------------|---|--|--|--|--|
| | | Timescale | | | • | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | |
| on the environment | The proposed use of the site has the potential to generate some additional traffic. The station car park is however an existing facility and the site already contains some retail units. In addition, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor and immediately adjacent to a railway station. Furthermore, the site is within Urmston town centre and there is a wide range of services and facilities within convenient walking distance of the site. As such, the proposed use of the site has the potential to promote walking, cycling and public transport as alternatives to travelling by car. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the proposed use of the site is unlikely to have any significan 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 geomorphological features | 0 | - | - | Low | Local | Long term | Secondary impacts on image of the local area | Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. | | | |
| | The site is adjacent to a designated wildlife corridor. Given this proximity of the wildlife corridor, the proposed use of the site could have an adverse impact on a designated natural asset and, by extension, has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. | | | | | | | | | | |
| E3. Reduce contributions to climate change | 0 | + | + | Low | Local | Long term | Secondary impacts associated with climate change | Use of the development management process to ensure development complies with Core Strategy policy L5 | | | |
| | Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. | | | | | | | | | | |
| E4. Reduce impact of climate | 0 | + | + | Medium | Local | Long term | | | | | |
| change | The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins 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 could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have a positive impact on the objective. | | | | | | | | | | |
| E5. Reduce the environmental impacts of consumption and production | 0 | ? | ? | 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. | | | |

| Land at Station Road/Urmst | ton Railway Station, Urmston Timescale Nature of Effect | | | | | | | | | | | |
|--|---|---|--------------|---|-------|---------------------|--|--|--|--|--|--|
| | ' | Timescale | | | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | | | |
| | options at | The proposed use of the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed usir 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 site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective. | | | | | | | | | | |
| E6. Conserve land resources and | 0 | + | + | Medium | Local | Long term | | | | | | |
| reduce land contamination | contamina | The site comprises of an area of previously developed land which has been identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could offer opportunities to remediate an area of contaminated land and could therefore have a positive impact on the objective | | | | | | | | | | |
| E7. Protect and improve water | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| quality | risk contan | Whilst the proposed use of the site could result in the reclamation of a site that is identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land, the site is in excess of 250m from the nearest watercourse and, as such, the proposed re-use of site would be unlikely to have a significant impact on water quality. | | | | | | | | | | |
| E8. Protect and improve air quality | 0 | ? | ? | Low | Local | Long term | Secondary impacts on health, particularly among those who suffer from respiratory illnesses. | Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. | | | | |
| | The site is partly within an AQMA. Although the proposed use of the site has the potential to generate some additional traffic, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor and immediately adjacent to a railway station. In addition, given the size of the site, it is unlikely to accommodate a significant quantum of development. It is therefore considered to be uncertain whether any of the proposed uses would have a significant impact on the objective. | | | | | | | | | | | |
| E9. Protect and enhance the | 0 | 0 | 0 | Medium | N/A | N/A | | | | | | |
| diversity and distinctiveness of landscape and townscape character and cultural facilities | There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character. | | | | | | | | | | | |
| Economic | | | | | | | | | | | | |
| EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful | 0 | + | + | Medium | Local | Long term | Potential secondary economic impacts through the creation of jobs in the construction process. | | | | | |
| contribution to regional growth | | | | tre which is one c sitive impact on th | | as for employment ι | uses identified by Core Strategy policy V | /1.3 and the retail element of the | | | | |

Local Plan: Land Allocations Sustainability Appraisal Page 556

| Land at Station Road/Urmston Railway Station, Urmston | | | | | | | | | | |
|--|--|---|-----------------|--------------------|------------------|------------------------|---|-------------------------------------|--|--|
| | - | Timescale | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |
| EC2. Reducing disparities by | 0 | + | + | Low | Local | Long term | Secondary impacts on quality of life. | | | |
| releasing the potential of all residents particularly in areas of disadvantage | Area and is objective. | The retail element of the proposed use could result in the provision of some employment opportunities and the site is within 3km of a Stretford Priority Regeneration Area and is linked to this area by a high frequency public transport system. As such, the proposed use of the site has the potential to have a positive impact on the objective. There is however presently limited information available on the scale and nature of the proposed retail provision and, as such, there is only a low level of certainty about the impact on this objective. | | | | | | | | |
| EC3. Enhance Trafford's image | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| as a tourism destination | The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged and it is considered that the proposed use of the site would be unlikely to have any significant effects on the objective. | | | | | | | | | |
| EC4. Encourage the long term sustainability of Trafford's Town | 0 | ++ | ++ | Medium | Local | Long term | Secondary impacts on perceptions of the area and employment | | | |
| Centres | The site is | located withi | n Urmston to | own centre and th | e proposed use | e of the site could er | nhance the retail offer and attract addition | nal visitors to the town centre. In | | |
| | | addition, the proposed residential element has the potential to increase the number of people using the centre and enhance its vitality. As such, it is considered that the proposed use of the site has the potential to have a major positive impact on the objective. | | | | | | | | |
| EC5. Improve the social and | 0 | 0 | 0 | Medium | N/A | N/A | | | | |
| environmental performance of the economy | The propos | sed use of th | e site is unlil | cely to have any s | ignificant effec | ts on the social or e | nvironmental performance of the econor | ny. | | |
| Sustainability Summary | | | | | | | | | | |

| Land at Station Road/Urmston Railway Station, Urmston | | | | | | | | | | |
|---|----------------|-----------------|--------------|-----------|-------|------------|------------------------------------|------------|--|--|
| | | Timescale | | | | | | | | |
| SA Objective | 0 – 5 years | 5 – 10 years | 10+ years | Certainty | Scale | Permanence | Secondary, cumulative, synergistic | Mitigation | | |

The proposed use of the site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a highly accessible location that is within 400m of a Quality Bus Corridor and immediately adjacent to a railway station, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site could also have some positive effect on Trafford's economic performance and, by creating employment opportunities in a location that is easily accessible from Stretford Regeneration Area, could have a positive impact on the objectives of reducing poverty and social exclusion and reducing economic disparities. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market; health; and crime; and a major positive impact on the objective that relates to the sustainability of Trafford's town centres.

The proposed use of the site could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area of contaminated land, the proposed use of the site could have some positive impact on the objective that relates to conserving land resources. The proposed use could also have some positive effect on the objectives of reducing contributions to climate change and reducing the impacts of climate change.

The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, the proposed use of the site could have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.

Notwithstanding the fact that the site is located in close proximity to public transport services, the proposed use of the site could generate some additional traffic in an AQMA and would therefore have an uncertain impact on the objective that relates to protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also 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.

