## **Appendix L**

**Employment** 

Employment Policy Options								
Option 1	Maintain UDP Allocations							
Option 2	Decrease Employment Allocation							
Option 3	Increase Employment Allocation							

<b>Employment Policy Opt</b>	ions													
		Т	imescal	le			Nature of Effe	ect						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
Social														
S1. Achieve a better	Option 1	0	0	0	Medium	N/A	N/A							
balance and mix in the	Option 2	+	+	+	Medium	Local	Long term							
housing market between availability and demand	Option 3	-	-	-	Medium	Local	Long term		Consider the need to release some existing employment land rather than extend existing					
									allocations.					
		reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could make a												
		ontribution towards the need for need for affordable and family housing. It therefore has the potential to have a positive impact on the objective. By contrast, Option 3 could												
		result in the loss of a number of potential housing sites and, as a result, could have some negative impact on housing delivery and on achieving a better balance and mix in the housing market. The approach of maintaining existing UDP Allocations is unlikely to have any significant impact on the objective.												
	· -							ive any significant impact on the d	odjective.					
S2. Improve accessibility	Option 1	0	0	0	Medium	N/A	N/A							
for all to essential services and facilities	Option 2	0	0	0	Medium	N/A	N/A							
and facilities	Option 3	0	0	0	Medium	N/A	N/A	l	tion Annual and of the entire in unlikely to					
					ent land is unlike	ely to nave a	i significant impact t	upon access to services and facili	ties. As such, each of the options is unlikely to					
S2 Enhance transport	have a signific				Medium	N/A	N/A	Ī	I					
S3. Enhance transport infrastructure, improve	Option 1 Option 2	0	0	0	Medium	N/A N/A	N/A							
choice of travel mode and	Option 3	0	0	0	Medium	N/A	N/A N/A							
quality of life to all		Ū	·	Ü		,		upon transport infrastructure and	choice of travel mode. As such, each of the					
communities.					ct on the object		orgrimodrit impaot t	apon transport initiatiration and	onoice of traver mode. As such, each of the					
S4. Reduce crime, disorder	Option 1	0	0	0	Medium	N/A	N/A							
and the fear of crime	Option 2	0	0	0	Medium	N/A	N/A							
	Option 3	0	0	0	Medium	N/A	N/A							
	The approach							upon crime, disorder and fear of c	crime. As such, each of the options is unlikely to					
	have a signific	cant impac	t on the o	bjective.										

<b>Employment Policy Opt</b>	tions											
		Т	imesca	le			Nature of Effe	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S5. Reduce poverty and	Option 1	0	0	0	Medium	N/A	N/A					
social exclusion	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on quality				
	Option 3	-	-	-	Medium	Local	Long term	of life	Consider the need to release some existing employment land rather than extend existing allocations.			
	housing development, Option 2 could support the regeneration of areas of the Borough and have some positive impact on reducing poverty and social exclusion. By contrast, extending existing employment areas (Option 3) is unlikely to generate additional employment opportunities as the allocation of additional employment land is it itself unlikely to stimulate economic development if there is an existing surplus of suitable employment land. Such an approach could, in actual fact, have a negative impon poverty and social exclusion by resulting in the long term protection of sites that are unlikely to come forward for development and constraining opportunities for investment and regeneration. Option 3 therefore has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as it is recognised that additional employment land could be required should sites not come forward. Option 1 would be unlikely to have any significant impact on objective.											
S6. Encourage a sense of	Option 1	0	0	0	Medium	N/A	N/A					
community identity and	Option 2	0	0	0	Medium	N/A	N/A					
welfare and value	Option 3	0	0	0	Medium	N/A	N/A					
diversity, improve equity and equality of opportunity	The approach a significant ir				ent land is unlike	ely to have a	a significant impact ι	upon community welfare or identi	ty. As such, each of the options is unlikely to have			
S7. Improve qualifications	Option 1	0	0	0	Medium	N/A	N/A					
and skills of the resident	Option 2	0	0	0	Low	N/A	N/A					
population	Option 3	0	0	0	Low	N/A	N/A					
	The allocation and protection of employment land has the potential to impact on qualifications and skills due to the fact that employment development can be a source of training opportunities and apprenticeships. Trafford's Employment Land Study has however demonstrated that there is a surplus of employment land in the Borough. Consequently, although it would result in the loss of some employment land, Option 2 is unlikely to constrain economic development and the associated availability of opportunities for training and apprenticeships. Similarly, although Option 3 would result increase the provision of employment land, it is unlikely to result in a proportionate increase in economic development and the associated availability of training opportunities. As such, both options are unlikely to have a significant impact on the objective.  There is however only a low level of certainty over this impact as it is recognised that additional employment land could be required should sites not come forward. Option 1 would be unlikely to have any significant impact on the objective.											
S8. Improve the health	Option 1	0	0	0	Medium	N/A	N/A					
and, inequalities in health	Option 2	0	0	0	Medium	N/A	N/A					
of the population	Option 3	0	0	0	Medium	N/A	N/A					

<b>Employment Policy Opt</b>	tions												
		Т	imesca	le			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
					ent land is unlike act on the object		a significant impact i	upon health and inequalities in the	e health of the population. As such, each of the				
S9. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A						
local neighbourhood	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on					
quality	Option 3	-	1	-	Medium	Local	Long term	perceptions of the area	Consider the need to release some existing employment land rather than extend existing sites.				
	However, if sit demonstrated allocated area	Option 3 would increase the extent of the UDP Employment Allocations to ensure that there is sufficient employment land in reserve should sites not come forward. However, if sites do come forward, the proposed approach could result in there being a surplus of employment land, particularly as the Employment Land Study has demonstrated that there is an existing surplus of employment land. As such, this option may discourage investment that could enhance local neighbourhood quality in these allocated areas. By contrast, Option 2 would release some of the existing surplus employment land to support regeneration and the delivery of housing. This option could therefore stimulate investment in these areas and have a positive impact on the objective. Option 1 would be unlikely to have any significant impact on the objective.											
Environment													
E1. Reduce the effect of	Option 1	0	0	0	Medium	N/A	N/A						
traffic on the environment	Option 2	-	1	-	Low	Local	Long term	Secondary impacts on carbon emissions and air quality	Ensure new development is accessible by a choice of means of transport.				
	Option 3	0	0	0	Medium	N/A	N/A						
	development to a surplus of endobjective. By o	By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could result in some development taking place in locations where it would not otherwise coming forward, particularly given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough. Any such development would have the potential to generate additional traffic and could have some negative impact on the objective. By contrast, extending existing employment areas (Option 3) would be unlikely to have a significant impact on traffic generation given that there is a surplus of employment land in the Borough and the allocation of additional employment land is unlikely to result in additional economic development taking place.											
E2. Protect, enhance and	Option 1	0	0	0	Medium	N/A	N/A						
restore open space,	Option 2	0	0	0	Medium	N/A	N/A						
biodiversity, flora and	Option 3	0	0	0	Medium	N/A	N/A						
fauna, geological and geo-					ent land is unlike	ely to have a	a significant impact i	upon open space and biodiversity	v. As such, each of the options is unlikely to have				
morphological features	a significant in	npact on t	ne objecti	ve.									
E3. Reduce contributions	Option 1	0	0	0	Medium	N/A	N/A						

<b>Employment Policy Opt</b>	ions											
		Т	imesca	le			Nature of Effe	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
to climate change	Option 2	-	1	-	Low	Local	Long term	Secondary impacts associated with climate change	Ensure new development is accessible by a choice of means of transport.			
	Option 3	0	0	0	Medium	N/A	N/A					
	development to a surplus of end could therefort development to significant imp	By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could result in some development taking place in locations where it would not otherwise coming forward, particularly given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough. Any such development would have the potential to generate additional traffic and associated carbon emissions. This approach could therefore have some negative impact on the objective. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations. By contrast, extending existing employment areas (Option 3) would be unlikely to have a significant impact on traffic generation given that there is a surplus of employment land in the Borough and the allocation of additional employment land is unlikely to result in additional economic development taking place.										
E4. Reduce impact of	Option 1	0	0	0	Medium	N/A	N/A					
climate change	Option 2	0	0	0	Medium	N/A	N/A					
	Option 3	0	0	0	Medium	N/A	N/A					
							a significant impact ા	upon flood risk and reducing the i	mpacts of climate change. As such, each of the			
			∕e a signif	icant impa	ct on the object							
E5. Reduce the	Option 1	0	0	0	Medium	N/A	N/A					
environmental impacts of	Option 2	0	0	0	Medium	N/A	N/A					
consumption and	Option 3	0	0	0	Medium	N/A	N/A					
production							a significant impact i	upon the environmental impacts o	of consumption and production. As such, each of			
					mpact on the ob		1 1/4	T				
E6. Conserve land	Option 1	0	0	0	Medium	N/A	N/A					
resources and reduce land	Option 2	+	+	+	Medium	Local	Long term					
contamination	Option 3	0	0	0	Medium	N/A	N/A	milian an amala, manataitan isan	train la catione. Oution 2 acceld accelt in a con-			
	By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could result in some development taking place in locations where it would not otherwise coming forward. Given that many of the existing employment areas comprise largely of previously developed land and contain sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as potential contaminated land, this option could increase a proportion of development built on brownfield land and result in the remediation of contaminated land. Option 2 could therefore have a positive impact on the objective. Given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough, extending additional employment land allocations (Option 3) is unlikely to result in a significant increase in investment in these areas and would therefore be unlikely to have any significant impact on the objective.											

<b>Employment Policy Opt</b>	tions												
		T	imescal	le			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E7. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A						
water quality	Option 2	0	0	0	Medium	N/A	N/A						
	Option 3	0	0	0	Medium	N/A	N/A						
		The approach to the allocation of employment land is unlikely to have a significant impact upon water quality. As such, each of the options is unlikely to have a significant impact on the objective.											
E8. Protect and improve air	Option 1	0	0	0	Medium	N/A	N/A						
quality	Option 2	-	ı	1	Low	Local	Long term	Secondary impacts on health	Ensure new development is accessible by a choice of means of transport.				
	Option 3												
	approach cou development significant imp	development taking place in locations where it would not otherwise coming forward, particularly given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough. Any such development would have the potential to generate additional traffic and associated vehicular emissions. This approach could therefore have some negative impact on the objective. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations. By contrast, extending existing employment areas (Option 3) would be unlikely to have a significant impact on traffic generation given that there is a surplus of employment land in the Borough and the allocation of additional employment land is unlikely to result in additional economic development taking place.											
E9. Protect and enhance	Option 1	0	0	0	Medium	N/A	N/A						
the diversity and	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on					
distinctiveness of	Option 3	-	-	-	Medium	Local	Long term	perceptions of the area	Consider the need to release some existing				
landscape and townscape character and cultural									employment land rather than extend existing sites.				
facilities	Option 3 would increase the extent of the UDP Employment Allocations to ensure that there is sufficient employment land in reserve should available sites within the existing allocations not come forward. However, if sites do come forward, the proposed approach could result in there being a surplus of employment land, particularly as the Employment Land Study has demonstrated that there is an existing surplus of employment land. As such, this option may discourage investment that could enhance the townscape character of these areas. By contrast, Option 2 would release some of the existing surplus employment land to support regeneration and the delivery of housing. This option could therefore stimulate investment in these areas and have a positive impact on the objective. Option 1 would be unlikely to have any significant impact on the objective.												
Economic													
EC1. Enhance Trafford's	Option 1	0	0	0	Medium	N/A	N/A						
high performance and	Option 2	+	+	+	Medium	Local	Long term						
sustainable economy to			-	-			Long torm						

<b>Employment Policy Op</b>	tions											
		T	imesca	le			Nature of Effe	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
provide a powerful contribution to regional growth	An inadequate supply of employment land can be a significant constraint to economic growth. Trafford's Employment Land Study has however demonstrated that surplus of employment land in the Borough. Consequently, although it would result in the loss of some employment land, Option 2 is unlikely to constrain economic development. Instead the option could actually have some positive impact on the objective by resulting in the removal of redundant of employment sites and stimular investment in the Borough. Although Option 3 would result increase the provision of employment land, it is unlikely to result in a proportionate increase in economic development. As such, Option 3 is unlikely to have a significant impact on the objective. There is however only a low level of certainty over this impact as it is reconsidered additional employment land could be required should sites not come forward. Option 1 would be unlikely to have any significant impact on the objective.											
EC2. Reducing disparities	Option 1	0	0	0	Medium	N/A	N/A					
by releasing the potential	Option 2	0	0	0	Low	N/A	N/A					
of all residents particularly in areas of disadvantage	Option 3	0	0	0	Low	N/A	N/A		ent opportunities. Trafford's Employment Land			
	provision of e as the allocati such, both op	mploymer ion of addi tions are ι	nt land (ind itional em unlikely to	cluding in l ployment l have a sig	Priority Regene land is in itself u gnificant impact	ration Areas Inlikely to sti on the obje	such as Old Traffor mulate economic de ctive. There is howe	rd), it is unlikely to result in a propo evelopment, particularly when ther	y, although Option 3 would result increase the ortionate increase in employment opportunities re is an existing surplus of employment land. As ver this impact as it is recognised that additional ton the objective.			
EC3. Enhance Trafford's	Option 1	0	0	0	Medium	N/A	N/A					
image as a tourism	Option 2	0	0	0	Medium	N/A	N/A					
destination	Option 3	0	0	0	Medium	N/A	N/A	<u> </u>				
	The approach unlikely to have					ely to have a	a significant impact (	upon the image of Trafford as a to	urism destination. As such, each of the options is			
EC4. Encourage the long	Option 1	0	0	0	Medium	N/A	N/A					
term sustainability of	Option 2	0	0	0	Medium	N/A	N/A					
Trafford's Town Centres	Option 3	0	0	0	Medium	N/A	N/A					
	The approach to the allocation of employment land is unlikely to have a significant impact upon the sustainability of Trafford's town centres. As such, each of the options is unlikely to have a significant impact on the objective.											
				act on the	objective.			<u> </u>	s town centres. As such, each of the options is			
EC5. Improve the social				oct on the	objective. Medium	N/A	N/A		s town centres. As such, each of the options is			
EC5. Improve the social and environmental performance of the	unlikely to hav	ve a signif	icant impa		T .	N/A N/A N/A	N/A N/A N/A		s town centres. As such, each of the options is			

Employment Policy Options											
		T	imesca	le			Nature of Effe	ect			
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
economy	The approach to the allocation of employment land is unlikely to have a significant impact upon the social and environmental performance of Trafford's town centres. As such, each of the options is unlikely to have a significant impact on the objective.										
Sustainability Summany	•							_			

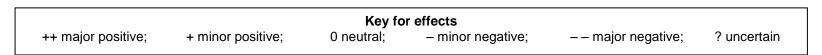
## Sustainability Summary

The option of maintaining existing UDP Employment Allocations (Option 1) would be unlikely to have any significant impact on the sustainability objectives.

Both of the other proposed options would also have no significant impacts on the vast majority of the sustainability objectives. By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could support housing delivery and have some positive impact on the objective of achieving a better balance and mix in the housing market. By contrast, the option of extending existing UDP Employment Allocations (Option 3) could result in the loss of some potential housing sites and have a negative impact on this objective.

Option 2 would also be more likely to stimulate investment in these existing employment areas and could therefore have some positive impact on the objectives of improving local neighbourhood quality; conserving land resources and reducing land contamination; reducing poverty and social exclusion; protecting and enhancing townscapes; and enhancing Trafford's economic performance. Conversely, by potentially constraining investment opportunities in these areas, Option 3 could have some negative impact on the objectives that relate to local neighbourhood quality; reducing poverty and social exclusion; and protecting townscapes.

Option 2 would however be more likely to support the delivery of additional development. Consequently, given that any additional development would have the potential to generate traffic; it is considered that this option would have the potential to have some negative impact on the objectives that relate to reducing the effects of traffic on the environment; reducing contributions to climate change; and protecting air quality. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations.



Policy EM1 - Trafford Pa	ark Core E	mployme	nt Area									
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social		-										
S1. Achieve a better	0	0	0	Medium	N/A	N/A						
balance and mix in the housing market between availability and demand	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.											
S2. Improve accessibility	0	0	0	Medium	N/A	N/A						
for all to essential services and facilities	The policy is	he policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.										
S3. Enhance transport infrastructure, improve	+	+	+	Low	More than local	Long term						
choice of travel mode and	The policy s	The policy seeks to direct employment development to Trafford Park core. Additional development in this location could support the potential extension of the Metrolink										
quality of life to all communities.		network through Trafford Park. As such, the policy has the potential to have some positive impact on the objective.										
S4. Reduce crime, disorder	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life					
and the fear of crime						yment Area would h impact on the obje		nce with policy L7.4 of the Core Strategy. As				
S5. Reduce poverty and	++	++	++	Medium	Local	Long Term	Improved quality of life					
social exclusion								industrial area and further opportunities for new				
								ed in close proximity to Old Trafford Priority				
								ive. The level of certainty of this impact is not				
						t development in cit d social exclusion.	ose proximity to areas or deprivation do	pes not guarantee that employment opportunities				
S6. Encourage a sense of	0	na be illiea i	ny triose pre	Medium	N/A	N/A						
community identity and		Ü	•				ı re. As such, it is unlikely to have a sign	I ificant impact on the objective				
welfare and value	o policy it	o armitory to	a oigii	mount impaot ap	Jon Jonning	, lacinity and world	is. The desting it is diffined to the death of the	meant impact on the objective.				
diversity, improve equity												
and equality of opportunity												
S7. Improve qualifications	+	+	+	Low	Borough	Medium	Improved quality of life	Use of 106 agreements to secure training				
and skills of the resident		]			wide			opportunities				

Policy EM1 - Trafford Pa	ark Core E	mployme	nt Area										
	T	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
population	investment.	The policy seeks to protect the core industrial area from incursion from other land uses and to safeguard the integrity of the industrial area and further opportunities for new nvestment. The policy could therefore support the creation of training opportunities and apprenticeship and have a positive impact on the objective. There is however only a ow level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.											
S8. Improve the health	0	0	0	Medium	N/A	N/A							
and, inequalities in health of the population	The policy is	The policy is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.											
S9. Protect and improve local neighbourhood	++	++	++	High	Borough Wide	Long Term	Secondary impacts on perceptions of the area						
Environment	of the building Area which	need of enhancing. Specifically, EM1.1 (Trafford Park Village Employment Area) states that development proposals will not be allowed where design quality and appearance of the buildings and landscape setting could prejudice the redevelopment and regeneration of the area. Similarly, EM1.2 encourages proposal in Parkway Circle Employment Area which improve the quality of the buildings and public realm, and EM1.3 (Trafford Point) requires proposals to preserve / enhance the adjoining Barton Upon Irwell Conservation Area, and its wider setting. The policy could therefore have a major positive impact on the objective.											
E1. Reduce the effect of	?	?	2	Low	Borough	Long Term	Secondary impacts on carbon						
traffic on the environment				LOW	wide	Long Term	emissions and air quality.						
	system linkii Metrolink ex Park Core h	ng the locati tension or the as the poter	on with surr he provision ntial to gene	ounding resider of new stations	ntial and comr s to serve the	nercial areas. The parea will not be app	policy states that development proposa roved. Nevertheless, the scale of devel	to provide an integrated, frequent public transit ls that may prejudice the provision of the opment that could be delivered within Trafford rage and Distribution uses. As such, the policy					
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 policy is	s unlikely to	have any si	gnificant impact	t upon open sp	pace and biodiversit	y. As such, it is unlikely to have a signit	icant impact on the objective.					
E3. Reduce contributions to climate change	?	?	?	Low	Borough wide	Long Term	Secondary impacts associated with climate change						

Policy EM1 - Trafford Pa	ark Core E	mployme	nt Area										
	T	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. The policy makes reference to Core Strategy policy W1.6 – which requires that improvements to public transport are made to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas. The policy states that development proposals that may prejudice the provision of the Metrolink extension or the provision of new stations to serve the area will not be approved. Nevertheless, the scale of development that could be delivered within Trafford Park Core has the potential to generate additional traffic and impact on carbon emissions, particularly certain uses such as B8 Storage and Distribution uses. As such, the policy would have an uncertain impact on the objective.												
E4. Reduce impact of climate change	-	-	-	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off					
		Trafford Park Village Employment Area is within Flood Zone 2 and the policy would direct development to this location. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.											
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.					
production				oolicy could resu ent on the object		ste being managed	on site within Trafford Park Core. How	ever, at present there is insufficient information to					
E6. Conserve land resources and reduce land contamination	employment contaminate	t areas listed ed land. In pa or positive in	d in the polic articular, the	cy were identifie Trafford Point	d by the Traffo site suffers fro	ord Contaminated Lorn poor ground con-	and Prioritisation Mapping as potentiall ditions and serious petrochemical pollu	op previously developed land. All of three y containing areas of medium and high risk tion. The policy therefore has the potential to percentage of development built on previously					
E7. Protect and improve water quality	+ + Low Local Long term Secondary impacts on biodiversity  The policy has the potential to result in the remediation of areas of contaminated land that are a potential source of contaminants to nearby watercourses. The policy could therefore have some positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether these sites are a source of pollutants for nearby watercourses.												
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.  Secure tree planting and other green infrastructure provision					

Policy EM1 - Trafford Pa	Park Core Employment Area												
	T	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	The policy makes reference to Core Strategy policy W1.6 – which requires that improvements to public transport are made to provide an integrated, frequent public trans system linking the location with surrounding residential and commercial areas. The policy states that development proposals that may prejudice the provision of the Metrolink extension or the provision of new stations to serve the area will not be approved. Nevertheless, the scale of development that could be delivered within Trafford Park Core has the potential to generate additional traffic and impact on air quality. Consequently, given that parts of Trafford Park Core are identified as an AQMA, it is considered that the policy has the potential to have some 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	need of enh	By focusing economic activity on key strategic location which has a number of vacant / underused sites, the policy should deliver significant improvements to townscapes in need of enhancing. In addition, policy EM1.3 (Trafford Point) requires proposals to preserve / enhance the adjoining Barton Upon Irwell Conservation Area, and its wider setting. The policy could therefore have a significant positive impact on the objective.											
Economic													
EC1. Enhance Trafford's high performance and	++	++	++	High	Borough Wide	Long Term	Secondary impacts on job creation and prosperity.						
sustainable economy to provide a powerful contribution to regional growth	intended to	protect the o	quality and f					e range of employment types. Policy EM1.1 is naintained. The policy therefore has the potential					
EC2. Reducing disparities by releasing the potential	++	++	++	Medium	Borough Wide	Long Term	Increased opportunities and quality of life.						
of all residents particularly in areas of disadvantage	The policy seeks to protect the core industrial area from incursion from other land uses and to safeguard the integrity of the industrial area and further opportunities for new investment. The policy could result in the creation of a significant number of employment opportunities in an area that is in close proximity to Old Trafford Priority Regeneration Area and Stretford Regeneration Area. The policy could therefore have a significant positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.												
EC3. Enhance Trafford's image as a tourism destination	main employ							n as hotels, where it can be shown to support the rough and have a positive impact on the					
EC4. Encourage the long	objective.	0	0	Low	N/A	N/A							

	Timescale Nature of Effect									
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
term sustainability of Trafford's Town Centres	transport mo financial and community	odes and modes od other servi in Trafford F	eets other re ce outlets wark and as	elevant criteria ir vithin the local sh ancillary uses, it	n national plar nopping centr should not co	nning guidance. Pole e on Third Avenue. Ompromise the long	icy EM1.1 also allows for small shops, The intended purpose of this is howev term sustainable of Trafford's Town Ce	opriate where it is accessible by sustainable restaurants, bars, take-away foot outlets, er to support the business and working entres, whilst helping to support the sustainability		
EC5. Improve the social and environmental performance of the	of current land uses. The policy is therefore unlikely to have any significant impact on the objective.  O O Medium N/A N/A  The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.									

## **Sustainability Summary**

The policy has the potential to have a positive impact on a range of sustainability objectives. In particular, by supporting a key driver of the Borough's economy and having the potential to result in the provision of a range of employment opportunities in close proximity to Old Trafford Priority Regeneration Area and Stretford Regeneration Area, the policy could have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.

The provision of employment development could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as the development of the sites identified by the policy would lead to the redevelopment of an area of largely vacant land and any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could therefore have a major positive impact on the objectives relating to conserving land resources; local neighbourhood quality; townscape character; and crime and fear of crime; and some positive impact on the objective of protecting water quality.

The policy would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives.



Policy EM2 - Broadheat	h Employn	nent Area	ì									
	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	0	0	0	Medium	N/A	N/A						
balance and mix in the housing market between availability and demand	The policy is objective.	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.										
S2. Improve accessibility	0	0	0	Medium	N/A	N/A						
for all to essential services and facilities	The policy is	he policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.										
S3. Enhance transport	0	0	0	Medium	N/A	N/A						
infrastructure, improve choice of travel mode and quality of life to all communities.	The policy is	The policy is unlikely to have any significant impact upon transport infrastructure or choice of travel mode. As such, it is unlikely to have a significant impact on the objective.										
S4. Reduce crime, disorder	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life					
and the fear of crime				the Broadheath ave a major pos			e potential to be built in accordance wi	th policy L7.4 of the Core Strategy. As such, the				
S5. Reduce poverty and	++	++	++	Medium	Local	Long Term	Improved quality of life					
social exclusion	creation of a objective. The objective of a control of a	a significant he level of c	number of e	employment opp nis impact is not	ortunities and however high	the site is within a last it is recognised	Regeneration Area. The policy could the	h of the Borough. The policy could result in the nerefore have a major positive impact on the slopment in close proximity to areas of deprivation a scalar large security.				
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 policy is	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.										
S7. Improve qualifications	+	+	+	Low	More than	Medium	Improved quality of life	Use of 106 agreements to secure training				
and skills of the resident					local			opportunities				

Policy EM2 - Broadheat	h Employn	nent Area										
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
population	support the	creation of t	raining oppo	ortunities and ap	oprenticeship a		impact on the objective. There is howe	of the Borough. The policy could therefore ver only a low level of certainty over this impact				
S8. Improve the health	0	0	0	Medium	N/A	N/A						
and, inequalities in health of the population	The policy is	s unlikely to	have a sign	ificant impact or	n health. As su	ıch, it is unlikely to h	nave a significant impact on the objective	/e.				
S9. Protect and improve local neighbourhood	++	++	++	High	More than local	Long Term	Secondary impacts on perceptions of the area					
quality	By seeking to ensure that Broadheath is retained and supporting its role as a principal employment location in the south of the Borough, the policy should deliver significant improvements to neighbourhoods in need of enhancing. EM2.1 states that development proposals on the Dairyhouse Lane Employment Site must including an appropriate landscape scheme along the western edge of the site to act as a buffer to the Green Belt beyond and should be designed in a way as to not adversely affect the amenity of residents on the north side of Dairyhouse Lane. The policy could therefore have a major positive impact on the objective.											
Environment												
E1. Reduce the effect of traffic on the environment	-	-	-	Low	More than local	Long Term	Secondary impacts on carbon emissions and air quality.	Secure enhancements to public transport provision.				
	Employmen	t Area would	d inevitably	generate some	additional veh	icular movements a	vision of any new business/industrial ar nd the site is adjacent to the A56 which cy therefore has the potential to have s	was identified by the Trafford Transport Strategy				
E2. Protect, enhance and restore open space, biodiversity, flora and	Low Local Long term Secondary impacts on the image of the local area Specify that any development at the Dairyhouse Lane Employment Site must mitigate its impact on this wildlife corridor											
fauna, geological and geo- morphological features	proximity of objective of	The policy promotes employment development at the Dairyhouse Lane Employment Site. This site is immediately adjacent to a designated wildlife corridor. Given this proximity of the wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and, by extension, on the objective of protecting biodiversity, flora and fauna. 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	Borough wide	Long Term	Secondary impacts associated with climate change					

Policy EM2 - Broadheat	h Employn	nent Area										
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. The site is located in close proximity to a Quality Bus Corridor. Nevertheless, the provision of any new business/industrial and storage uses within the Broadheath Employment Area would inevitably generate some additional vehicular movements and could impact on carbon emissions. As such, the policy would have an uncertain impact on the objective.											
E4. Reduce impact of	+	+	+	Low	Local	Long Term						
climate change	incorporate	The policy would direct development to locations that are largely within Flood Zone 1. In addition, the new development promoted by EM2.1 would have the potential to incorporate SUDS. The policy therefore has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within this area would incorporate SUDS.										
E5. Reduce the	?	?	?	Low	Local	Long Term	Secondary impact on the need to	Use of the development management process				
environmental impacts of							identify landfill sites	to ensure development complies with Core				
consumption and	The develor	mont propo	and by the r	aliavia likalvta	regult in weet	a baing managad a	ff site. However, at present there is inc	Strategy policy L6 and the Waste DPD.				
production	developmer			oolicy is likely to	result in wasi	e being managed o	il site. However, at present there is his	ufficient information to determine the impacts of				
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 further greenfield land.				
	existing Bro	adheath Em	ployment A	rea are identifie	d by the Traffo	ord Contaminated La	and Prioritisation Mapping as potentially	op previously developed land. Areas of the y containing areas of medium and high risk er, the Dairyhouse Lane Employment Site				
	comprises of	of greenfield	land and, as	s such, the polic	y would resul	t in the loss of a sigr	nificant area of greenfield land and hav	e a negative impact on the objective and its sub- at the overall impact of the policy on the objective				
							ould outweigh the loss of a greenfield s					
E7. Protect and improve	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
water quality								nants to nearby watercourses. The policy could				
	therefore has source of po		•	•	e. There is ho	owever only a low le	vel of certainty over this impact as it is	not presently known whether these sites are a				

Policy EM2 - Broadheat	h Employn	nent Area										
	Ţ	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.  Secure tree planting and other green infrastructure provision				
	Employmen	The site is located in close proximity to a Quality Bus Corridor. Nevertheless, the provision of any new business/industrial and storage uses within the Broadheath Employment Area would inevitably generate some additional vehicular movements and associated vehicular emissions. The site is also adjacent to a section of the A56 which is identified as an AQMA. It is therefore considered that the policy has the potential to have some 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	improvemer appropriate	By seeking to ensure that Broadheath is retained and supporting its role as a principal employment location in the south of the Borough, the policy should deliver significant improvements to the neighbourhoods in need of enhancing. EM2.1 also states that development proposals on the Dairyhouse Lane Employment Site must including an appropriate landscape scheme along the western edge of the site to act as a buffer to the green belt beyond and should be designed in a way as to not adversely affect the amenity of residents on the north side of Dairyhouse Lane. The policy could therefore have a significant positive impact on the objective.										
Economic	<u> </u>			j	<u>'</u>	ĺ	<u> </u>	,				
EC1. Enhance Trafford's high performance and	++	++	++	High	Borough Wide	Long Term	Secondary impacts on job creation and prosperity.					
sustainable economy to provide a powerful contribution to regional growth				adheath is retail		orts its role as a prir	ncipal employment location in the south	of the Borough. The policy therefore has the				
EC2. Reducing disparities by releasing the potential	++	++	++	Medium	Borough Wide	Long Term	Increased opportunities and quality of life.					
of all residents particularly in areas of disadvantage	The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could result in the creation of a significant number of employment opportunities and the site is within a Regeneration Area. The policy could therefore have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.											
EC3. Enhance Trafford's image as a tourism destination	0 The policy is	0 s unlikely to	0 have a sign	Medium ificant impact or	N/A the image of	N/A Trafford as a touris	m destination. As such, the policy is un	likely to have an impact on the objective.				
EC4. Encourage the long	0	0	0	Low	N/A	N/A						

	Т	imescale									
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
term sustainability of Trafford's Town Centres		The policy supports the provision of some office development within Broadheath but states that this will only be appropriate where it is accessible by sustainable transpormodes and meets other relevant criteria in national planning guidance. The policy is therefore unlikely to have any significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy	The policy is on the object	•	0 have a sign	Medium ificant impact up	N/A oon the social	N/A and environmental	performance of Trafford's economy. As	such, it is unlikely to have a significant impact			

Sustainability Summary

The policy has the potential to have a positive impact on a range of sustainability objectives. The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could therefore result in the provision of a range of employment opportunities in close proximity within a Regeneration Area and has the potential to have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.

The provision of employment development in this location could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. The policy could also encourage development that enhances the physical appearance of the area and therefore has the potential to have a positive impact on the objectives of improving local neighbourhood quality and enhancing townscape character. The policy also has the potential to have a positive impact on the objectives that relate to protecting water quality and reducing the impacts of climate change.

The policy would however direct development to a location that is immediately adjacent to a wildlife corridor and could therefore have a negative impact on the objective that relates to biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. In addition, although the policy could result in the remediation of areas of contaminated land, it would also lead to the loss of a significant area of greenfield land. Consequently, the policy would have an uncertain impact on the objective of conserving land resources due to it being unclear whether the remediation of areas of potentially contaminated land would outweigh the loss of this greenfield site.



Site Address	Electric Park, Westinghouse Road, Trafford Park		
Site Reference	Employment Site 72079/00		
Proposed Use	Employment	Site Area	2.33 ha

		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	0	0	0	Medium	N/A	N/A		
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	lld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impa
S2. Improve accessibility for all to essential services and facilities	+ + The propos	+ + sed use of th	+ + e site would	Medium result in developi	Local  ment taking pla	Long term  ce in a location that	Cumulative impact with other developments on the maintenance and enhancement of public transport services is within 250m of a bus stop, less than 8	300m from a Trafford Park railway
	station and objective.	l within 20 m	inutes travel	time of essential	services by pu	blic transport. As su	ch, the proposed use of the site could ha	ave a major positive impact on the
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
all communities.	of the Strat	tegic Active	Travel Netwo	ork. The proposed	luse of the site	therefore has the p	o within reasonably close proximity of protential to significantly improve the use or ing transport infrastructure and improvin	of public transport and/or participation
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
	potential to on the obje	be designed	d in accorda is however	nce with Core Stra only a low level of	ategy policy L7	.4. The proposed us	of an economic use in a predominantly of the site for employment could there being uncertain whether any development	employment area and would have the fore have a significant positive impac

Electric Park, Westinghouse	e Road, Tr	afford Pa	rk								
		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	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.				
exclusion	exclusion. Consequer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public tran Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the semployment development 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 and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	likely to hav	e an impact on co		·	b have any significant effects on the obje	ective.			
S7. Improve qualifications and	+	+	+	Low	Local	Long term					
skills of the resident population	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.										
S8. Improve the health and, inequalities in health of the population	-	-	-	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.			
	it is conside	ered that the	proposed u	se of the site has	the potential to		Consequently, due to the proximity of the proximity of the pact on the objective. There is however insitive use.				
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.				
				d result in the imp positive impact on		e quality/appearanc	e of a site that is identified on the Traffo	rd Derelict Property and Sites list. As			
Environment											
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.			
							other development in Trafford Park				

Electric Park, Westinghouse	e Road, Tr	afford Pa	rk								
		Timescale	<b>)</b>			Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	would inev of the site	itably genera has the pote	ite a degree ntial to have	of traffic and, give	en the size of that ton the objecti	ne site and the scale ve due to the amou	y station. Nevertheless, the re-use of the of development it could accommodate, nt of traffic it could generate. However, a	it is considered that the proposed use			
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 the development management process to secure contributions towards biodiversity/greenspace.			
	built develouse has the however o	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but it is separated from this feature by exist built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on this natural asset. Instead, the proposed use has the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.									
E3. Reduce contributions to climate change	+	+	+	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.	The site is a use of the sit	Iso located to has the po	within the Trafford tential to reduce o	Park low carbo contributions to	on growth area whe	ration technologies and/or other low carb re the use of low carbon technologies is ere is however only a low level of certain e measures.	oon, renewable and energy efficiency specifically encouraged. As such, the			
E4. Reduce impact of climate	+	+	+	Medium	Local	Long term					
change	surface wa opportuniti	The site is almost entirely within flood zone 1. A very small part of the northern section of the site is however within Flood Zone 2 and pockets of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use has the potential to have some positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			

Electric Park, Westinghouse	e Road, Tr	afford Pa	rk										
	1	Timescale	)			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	employme												
E6. Conserve land resources and	++	++	++	Medium	Local	Long term	Improved perceptions of the area.						
reduce land contamination							ontaminated Land Prioritisation Mapping te could have a major positive impact on						
E7. Protect and improve water quality	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area						
	on water q	Mapping as a potentially high risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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.					
	potential to such, the p	accommodoroposed use	ate, the use of the site of	of the site for emp could have a nega	oloyment develontive impact on	opment has the pote the objective. Never	given the size of the site, and the scale ential to generate additional traffic and a theless, the site is located in close proxi have a significant impact on the objecti	ssociated vehicular emissions. As imity to public transport services and is					
E9. Protect and enhance the diversity and distinctiveness of					N/A n of the site and	N/A d it is considered that	t the proposed use of the site is unlikely	to have a significant effect on the					
landscape and townscape character and cultural facilities	either land	scape of tow	nscape char	acter.									

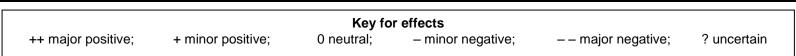
Electric Park, Westinghouse	Road, Tr	afford Pa	rk									
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Economic				-			•					
EC1. Enhance Trafford's high performance and sustainable	0	++	+ +	Medium	Local	Long term	Secondary impacts on job creation and prosperity					
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.										
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.					
releasing the potential of all residents particularly in areas of disadvantage	site is not v	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.										
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A						
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	0	0	0	Medium	N/A	N/A						
sustainability of Trafford's Town Centres	office deve	lopment. Ne	evertheless,	a need for office of	development in	the Borough was id	oyment development at the site may inc lentified by the Trafford Employment Lar	nd Study (2009) and the Trafford Other				
	addition, C	ore Strategy	policy W1 id	dentifies Trafford I	Park as a locati		e and available sites in Trafford's town or elopment may take place. Consequently					
EC5 Improve the social and	O Site for emi	O	леюритент w	Medium	N/A	N/A	objective.					
EC5. Improve the social and environmental performance of	•		•		,,,		on the social or environmental performa	unce of the economy and as such is				
the economy				ct on the objective		a signincant impact	on the social of environmental penorma	ince of the economy and, as such, is				
Sustainability Summary	•	•		•								

Electric Park, Westinghouse Road, Trafford Park											
	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 Electric Park for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The redevelopment of the site would also result in the improvement of a derelict site and could therefore have some positive effect on local neighbourhood quality.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.



Site Address	Land at Centenary Way		
Site Reference	Employment Site 72126		
Proposed Use	Employment	Site Area	3.9 ha

Land at Centenary Way													
		Timescale	<del>)</del>			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	0	0	0	Medium	N/A	N/A							
mix in the housing market	The use of	f the site for e	employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact					
between availability and demand	on the obje	on the objective.											
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 proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of											
		essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.											
S3. Enhance transport	?	?	?	Low	Local	Long term		Secure contributions towards					
infrastructure, improve choice of								enhancing public transport services.					
travel mode and quality of life to							vever, there are relatively few facilities w						
all communities.						orridor and more tha	t 800m from a train, Metrolink or bus sta	ition. The proposed use of the site for					
		etore have a	n uncertain i	mpact on the obje		T .		I					
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					
	Th		:4- f					Strategy policy L7.4					
							of an economic use in a predominantly						
							e of the site for employment could there being uncertain whether any development						
			Strategy polic		certainty over	uns impact due to it	being uncertain whether any developme	ent denvered on the Site would be in					
S5. Reduce poverty and social	+		+	Low	Local	Long term	Secondary impacts on quality of life.						
33. Neduce poverty and Social	+	+	+	LOW	Lucai	Long term	Secondary impacts on quality of life.						

Land at Centenary Way													
		Timescale				Nature of Ef	fect						
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
exclusion	exclusion. Consequer employme	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 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	,	o have any significant effects on the obje	ective.					
S7. Improve qualifications and	+	+	+	Low	Local	Long term							
skills of the resident population	The propos	sed use of th	e site for em	ployment develop	ment would ha	ave the potential to g	generate apprenticeships and could ther	efore have a positive impact on the					
						ive impact on the ob offer apprenticeship	ojective but there is only a low level of ceps.	ertainty over this impact as it is					
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.					
	the proxim	The site is situated within 200m of a number of industrial/employment premises that have 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 There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.											
S9. Protect and improve local	0	0	0	Medium	N/A	N/A							
neighbourhood quality				rould not result in frects on the object		nt of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it					
Environment													
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a					
							Potential cumulative impacts with other development in Trafford Park	choice of means of transport.					

Land at Centenary Way										
		Timescale				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	inevitably g would have	generate add the potentia	itional traffic al to have so	and, given the size	ze of the site and the contract on the object	nd the scale of deve	cycle routes. The use of the site for empelopment it could accommodate, the amount as the exact nature of the employment upon	ount of traffic that could be generated		
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 the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.		
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. The northern part of the site is within 300m of a wildlife corridor. The sit separated from this wildlife corridor by existing built development and, as such, the use of the site for employment development is unlikely to have an adv on these natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing 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 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		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site 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	flooding. T	he redevelop	ment of the				ement zone. The site is therefore considered ment could however offer some opporture.			
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced 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 Centenary Way												
		Timescale	•			Nature of Eff	iect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	employme	nt therefore I	nas the poter	ntial to incorporatenty over this as it	e on-site waste	management facilit known whether any	peing suitable for waste management fac- ies and could, as a result, have a major employment development would incorp	positive impact on the objective. There				
E6. Conserve land resources and	+	+	+	Medium	Local	Long term	Improved perceptions of the area.					
reduce land contamination		The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could have a positive impact on the objective.										
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	Mapping a	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. However, the site is not within 250m of a watercourse and, as such, the use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the objective.										
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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.				
	presently u generate a impact on	Although the site is located within close proximity of a bus stop, it is also partly within an AQMA. Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site and the scale of development it could accommodate, the use of the site for employment development has the potential to generate additional traffic in the AQMA. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of landscape and townscape character and cultural facilities  Economic		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.										
EC1. Enhance Trafford's high performance and sustainable	++	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity					

Land at Centenary Way	Timescale Nature of Effect										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.									
EC2. Reducing disparities by	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.				
releasing the potential of all							ne employment opportunities that could h				
residents particularly in areas of disadvantage		site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of a Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.									
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
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	The site is	not within a	town or distr	ict centre. It is pre	sently unknow	n whether any emplo	oyment development at the site may inc	lude town centre uses, such as B1			
Centres							entified by the Trafford Employment Lar				
							e and available sites in Trafford's town o				
							elopment may take place. Consequently				
		d the scale o nificant impa			ly to accommo	date, it is considered	d that the use of the site for employment	development would be unlikely to			
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					
environmental performance of the economy		The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.									
Sustainability Summary	· · · · · · · · · · · · · · · · · · ·			•							

Land at Centenary Way								
		Timescale	<b>;</b>					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

The proposed use of the land at Centenary Way for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance; and some positive effect on the objective relating to poverty and social exclusion and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and could therefore have a positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing contributions to climate change; reducing the impacts of climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, given the size of the site and the scale of development it could accommodate, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

Key for effects										
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Land at the junction of Park Road and Barton Dock Road		
Site Reference	Employment Site 72128		
Proposed Use	Employment	Site Area	2.3 ha

Land at the junction of Park	Road and	d Barton [	ock Road	d				
		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	0	0	0	Medium	N/A	N/A		
mix in the housing market	The use of	the site for e	employment	development wou	ld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact
between availability and demand	on the obje	ective.						
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	
	<del>-</del>		., .,				transport services	7 ( 15 1 1
							is within 250m of a bus stop, less than 8	
		i within 20 m	inutes travei	time of essential	services by pur	olic transport. As su	ch, the proposed use of the site could ha	ave a major positive impact on the
00 5 1	objective.			NA P	1 1	1 1	I O 1.0 1 11	T
S3. Enhance transport	++	++	++	Medium	Local	Long term	Cumulative impact on the	
infrastructure, improve choice of							maintenance and enhancement of	
travel mode and quality of life to all communities.	The cite is	loca than 25	Om from a h	lo stan and within	900m of a rail	vov station. It is also	public transport services within reasonably close proximity of pr	papaged avala routes that will form part
an communices.							otential to significantly improve the use of	
							ing transport infrastructure and improvin	
S4. Reduce crime, disorder and	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development
the fear of crime				2011	20001	Long tom	Cocondary impacts on quanty or inc.	management process to ensure
								development complies with Core
								Strategy policy L7.4
	The propos	sed use of th	e site for em	ployment develor	ment would res	sult in the provision	of an economic use in a predominantly	
							e of the site for employment could there	
					certainty over	this impact due to it	being uncertain whether any developme	ent delivered on the site would be in
	accordance	e with Core S	Strategy policy	cy L7.4.				

Land at the junction of Park	Road and	d Barton D	ock Road									
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.					
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 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	have any significant effects on the obje	ective.				
S7. Improve qualifications and	+	+	+	Low	Local	Long term						
skills of the resident population	objective.	The proposed	d use of the	site could therefor	e have a posit		generate apprenticeships and could there ejective but there is only a low level of ce os.					
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.				
	The site is	situated with	in 200m of N	Moslev Road whic	h has been ide	entified by Defra as a	a major source of noise. Consequently, o	due to the proximity of the site to this				
	source of r	noise pollutio	n, it is consid	dered that the pro	posed use of th	ne site has the poter	ntial to have a negative impact on the obconsidered to be a noise-sensitive use.					
S9. Protect and improve local	0	0	0	Medium	N/A	N/A						
neighbourhood quality						provement of any ne y significant effects	glected land/sites identified on the Trafforn the objective.	ord Derelict Property and Sites list. As				
Environment												
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.				
							other development in Trafford Park	3				

Land at the junction of Park				l		Nature of Ef				
		Timescale								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	The site is located in relatively close proximity to a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about this impact.									
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 the development management process to secure contributions towards biodiversity/greenspace.		
	The site is adjacent to a wildlife corridor. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.									
E3. Reduce contributions to climate change	+	+	+	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 ef measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As a 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 is uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate	++	++	++	Medium	Local	Long term				
change	The site is located entirely within flood zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of the 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 has the potential to have a major positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.		

	Road and Barton Dock Road Timescale									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.									
E6. Conserve land resources and	++	++	++	Medium	Local	Long term	Improved perceptions of the area.			
reduce land contamination		The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective								
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area			
	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, each of the proposed uses has the potential to have a positive impact on the objective.									
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.		
							Potential cumulative impacts with other development in Trafford Park	Application of maximum car parking standards to encourage sustainable transport choices.		
	The site is partly within an AQMA and whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the potential to accommodate, the use of the site for employment development has the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities		0 no designate scape of tow			N/A n of the site and	N/A d it is considered that	at the proposed use of the site is unlikely	to have a significant effect on the		

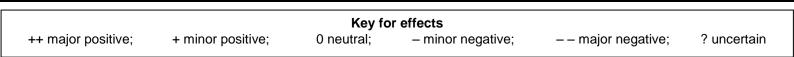
Land at the junction of Park Road and Barton Dock Road										
		Timescale	•							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Economic	•			•	•		•			
EC1. Enhance Trafford's high performance and sustainable	++	++	+ +	Medium	Local	Long term	Secondary impacts on job creation and prosperity			
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed upon the site therefore has the potential to have a major positive impact on the objective.								
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	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.									
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
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 Centres	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses  office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses.									
	Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.									
EC5. Improve the social and	O O	O	леюритент w	Medium	N/A	N/A	bbjective.			
environmental performance of	_		•		,,,		on the social or environmental performa	nce of the economy and as such is		
the economy		The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.								
Sustainability Summary	, ,	, ,		,						

Land at the junction of Park Road and Barton Dock Road										
		Timescale	<b>;</b>							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

The proposed use of the land at the junction of Park Road and Barton Dock Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal 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. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.



Site Address	Land at the junction of Village Way and Third Avenue		
Site Reference	Employment Site 80022		
Proposed Use	Employment	Site Area	1.67 ha

Land at the junction of Village	Land at the junction of Village Way and Third Avenue												
		Timescale	<b>;</b>			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	0	Medium	N/A	N/A							
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ld not result in	the loss of a previou	ısly identified housing site and would be	unlikely to have any significant impact					
S2. Improve accessibility for all	0	++	++	Medium	Local	Long term	Cumulative impact with other						
to essential services and facilities							developments on the maintenance						
Tacinties							and enhancement of public transport services						
	The propos	sed use of th	e site would	result in developr	nent taking pla	ce in a location that	is less than 250m from a bus stop and v	vithin 20 minutes travel time of					
							a major positive impact on the objective						
S3. Enhance transport	0	+	+	Low	Local	Long term		Secure contributions towards					
infrastructure, improve choice of								enhancing public transport services.					
travel mode and quality of life to							s within walking distance of the site. The						
all communities.							letwork. The site is however in excess o						
	objective.	nat 800m ird	om a train, ivi	etrollink or bus sta	ition. As such, i	nere is only a low le	evel of certainty that the proposed use w	ould have a positive impact on the					
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					
	The propos	l sed use of th	e site for em	l Inlovment develor	l ment would re	L sult in the provision	I of an economic use in a predominantly of	Strategy policy L7.4					
							e of the site for employment could there						
							being uncertain whether any developme						
		e with Core S				<u>'</u>	, ,						
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.						

Land at the junction of Villa	ge Way <u>a</u> r	nd Third A	venue										
		Timescale				Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
exclusion	exclusion. Conseque	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 and value diversity, improve equity and equality of opportunity		sed use is ur	likely to hav			,	o have any significant effects on the obje	ective.					
S7. Improve qualifications and	0	+	+	Low	Local	Long term							
skills of the resident population	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.												
S8. Improve the health and, inequalities in health of the population	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.					
	The site is situated within 200m of a number of industrial/employment premises that have 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 There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.												
S9. Protect and improve local	0	0	0	Medium	N/A	N/A							
neighbourhood quality				ould not result in frects on the object		nt of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it					
Environment													
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.						
							Potential cumulative impacts with other development in Trafford Park						

Land at the junction of Villa	ge Way ar	nd Third A	venue								
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	developme	nt would hov	vever inevita	ably generate add	itional traffic. Tl	ne exact nature of the	ent walking distance of the site. The use he employment use is however presently novements. As such, the proposed use w	unknown and it is therefore uncertain			
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 the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.			
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on the objective. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed use is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective.										
E3. Reduce contributions to climate change	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. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.										
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.			
							isk of flooding. The proposed use of the d have a negative impact on the objective				

Land at the junction of Villa	ge Way aı	nd Third A	venue									
		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	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	employme	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management										
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.					
reduce land contamination				result in the reme vould have a posi			ontaminated Land Prioritisation Mapping	g as a potentially medium risk site. As				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality		not however					Contaminated Land Prioritisation Mappil of the site for employment development					
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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				
	Although the site is located within close proximity of a bus stop, it is also within an AQMA and the use of the site for employment development would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.											
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						

Land at the junction of Village	ge Way ar	nd Third A	venue									
		Timescale	<b>;</b>			Nature of Eff	ect					
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  Economic	setting of t	There are no Conservation Areas within 300m of the site. The site is situated on the opposite side of Village Way from the grade II listed Trafford Park Hotel. The setting of this site is however heavily influenced by existing employment and commercial development. The proposed use of the site is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.										
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	d Park Core as	a focus for modern	Secondary impacts on job creation and prosperity ocus areas identified by Core Strategy P industrial, storage and distribution and c					
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage  EC3. Enhance Trafford's image as a tourism destination	site is within potential to 0  The propose	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is within 3km of the Old Trafford Priority Regeneration Area and is linked to this area by high frequency public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.										
EC4. Encourage the long term sustainability of Trafford's Town Centres	O The site is office deverous Central addition, Central the site and t	support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.  O O Medium N/A N/A  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.										
EC5. Improve the social and environmental performance of the economy Sustainability Summary	0 The use of	0 the site for e	0 employment	Medium		N/A a significant impact	on the social or environmental performa	nce of the economy and, as such, is				

Land at the junction of Village Way and Third Avenue											
	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 the junction of Village Way and Third Avenue for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and some positive effect on the objectives that relate to choice of travel mode; and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objective of protecting air quality and an uncertain effect on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

The proposed use of the site would also result in development taking place within Flood Zone 2 and could therefore have a negative impact on the objective relating to reducing the impacts of climate change. In addition, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.

Key for effects										
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Land off Longbridge Road		
Site Reference	Employment Site 80025		
Proposed Use	Employment	Site Area	1.15 ha

Land off Longbridge Road								
		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	0	0	0	Medium	N/A	N/A		
mix in the housing market			employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact
between availability and demand	on the obje	ctive.						
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	
							is less than 250m from a bus stop and v	
		ervices by pu					a major positive impact on the objective	
S3. Enhance transport	0	?	?	Low	Local	Long term	Cumulative impact on the	
infrastructure, improve choice of							maintenance and enhancement of	
travel mode and quality of life to		050		<u> </u>	<u> </u>		public transport services	
all communities.							anes and proposed cycle routes that will	
							he site and the site is not within 400m of	a Quality Bus Corridor or 800m of a
	1	iink station. <i>I</i>					npact on the objective.	T., 60 1 1
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
	The proper	and use of th	o cito for om	playment develor	mont would ro	cult in the provision	of an economic use in a predominantly	Strategy policy L7.4
							se of the site for employment could there	
							being uncertain whether any developme	
		e with Core S			cortainty over	ins impact due to it	boing uncertain whether any developing	Sit delivered on the site would be in
Í	accordance	WILLI OUIG	rialogy poli	∪y ⊑1.⊤.				

Land off Longbridge Road											
		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	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.				
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 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	0	+	+	Low	Local	Long term					
skills of the resident population	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.										
S8. Improve the health and, inequalities in health of the population	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.			
	The site is situated within 200m of a number of industrial/employment premises that have 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. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.										
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.				
				d result in the imp positive impact on		e quality/appearanc	e of a site that is identified on the Traffor	rd Derelict Property and Sites list. As			
Environment											
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.				
							Potential cumulative impacts with other development in Trafford Park				

Land off Longbridge Road													
		Timescale	•			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	proximity of however p	The use of the site for employment development would inevitably generate a degree of traffic. The site is less than 250m from a bus stop and is within relatively close proximity of on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain 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.					
	corridor. The unlikely to by enhancing	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and is also less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.											
E3. Reduce contributions to climate change	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. proposed u	The site is a use of the site	Iso located versions in the located version i	within the Trafford tential to reduce o	Park low carbo contributions to	on growth area whe	ration technologies and/or other low carb re the use of low carbon technologies is ere is however only a low level of certain e measures.	specifically encouraged. As such, the					
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term							
change	The site is flooding. T	within Flood he redevelop	Zone 1 but ment of the	pockets of the site site site could however	e are within a se er offer some o	urface water manag	ement zone. The site is therefore conside flood risk in other locations, through,	dered to be at a low/medium risk of for example, the use of SuDS.					
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 off Longbridge Road												
		Timescale	•			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	employme											
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.					
reduce land contamination	The propo	sed use of th	e site would	result in the reme	ediation of a sit	e identified by the C	ontaminated Land Prioritisation Mappin	g as a potentially high risk				
	contamina	ted land. As	such, the pro	oposed use of the	site could have	e a major positive in	npact on the objective					
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area					
FO Product and improved	eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. The however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	watercours 0	es. ?	?	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				
							Potential cumulative impacts with other development in Trafford Park	choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.				
	The site is not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. Howe exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would resignificant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact of objective.											
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of		•	•		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				
landscape and townscape character and cultural facilities	either land	scape of tow	nscape char	acter.								

Land off Longbridge Road											
		Timescale	<del>)</del>			Nature of Ef	fect				
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation			
	years	years	years				synergistic				
Economic	nic										
EC1. Enhance Trafford's high	0	++	++	Medium	Local	Long term	Secondary impacts on job creation				
performance and sustainable							and prosperity				
economy to provide a powerful							ocus areas identified by Core Strategy p				
contribution to regional growth							on for industry and business activity. The	e use of the site for employment or			
	mixed use	developmen	it could there		positive impac	ct on the objective.					
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.				
releasing the potential of all							ne employment opportunities that could h				
residents particularly in areas of		site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this									
disadvantage	areas by p	ublic transpo	ort. Conseque	ently, the propose	d use has the բ	potential to have a p	ositive impact on the objective.				
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
as a tourism destination							ied by Core Strategy policy R6 as a key	area where appropriate proposals to			
	support the	culture and	tourism offe	r will be encourag	ed. As such, it	is unlikely to have a	any significant effects on the objective.				
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A					
sustainability of Trafford's Town							oyment development at the site may inc				
Centres							entified by the Trafford Employment Lar				
							e and available sites in Trafford's town c				
							elopment may take place. Consequently				
					ly to accommo	date, it is considered	d that the use of the site for employment	t development would be unlikely to			
	have a sigr	nificant impa	ct on the obj	ective.							
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					
environmental performance of						a significant impact	on the social or environmental performa	nce of the economy and, as such, is			
the economy	unlikely to	have any sig	nificant effec	ct on the objective	L						
Sustainability Summary											

Land off Longbridge Road								
		Timescale	•			Nature of Eff	ect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

The use of the land off Longbridge Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. It could have a positive impact on the objective relating to skills and education by generating apprenticeships; crime; and protecting local neighbourhood quality. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could have a positive impact on several environmental objectives. Specifically, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site also has the potential to have a negative impact on the objective relating to health due to the potential for the proposed use being located in close proximity to a major source of noise pollution and would have an uncertain impact on the objective of improving choice of travel mode.



Site Address	Land on the corner of Ashburton Road West and Nash Road		
Site Reference	Employment Site 72115		
Proposed Use	Employment	Site Area	1.7 ha

Land on the corner of Ashb	urton Roa	id West ar	nd Nash R	load								
		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	0	0	0	Medium	N/A	N/A						
mix in the housing market between availability and demand		The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.										
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 proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.										
S3. Enhance transport infrastructure, improve choice of	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	Travel Net	work. There	are however	few facilities with	in convenient v	valking distance of the	anes and proposed cycle routes that will ne site and the site is not within 400m of apact 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				
	developme proposed u	The site is located in Trafford Park Core and is surrounded by other 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 significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.										
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.					

Land on the corner of Ashb	urton Roa	d West ar	nd Nash R	load								
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
exclusion	exclusion. Consequer employmer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transpo Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site employment development would have a significant impact on the objective.										
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	O sed use is un	0 likely to hav	Medium e an impact on co	N/A mmunity facilit	N/A ies and is unlikely to	have any significant effects on the obje	ctive.				
S7. Improve qualifications and	0	+	+	Low	Local	Long term						
skills of the resident population	objective. The presently up	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.										
S8. Improve the health and, inequalities in health of the population	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.				
	the proximi	ity of the site	to this source	ce of noise pollution	on, it is conside	ered that the propose	we been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered	ve a negative impact on the objective.				
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.					
				ousing would imprimpact on the obj		/appearance of a si	te that is identified on the Trafford Dereli	ict Property and Sites list. As such, it				
Environment												
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.					
							Potential cumulative impacts with other development in Trafford Park					

Land on the corner of Ashb	urton Roa	d West ar	nd Nash R	Road								
		Timescale										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	and it is the	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknow and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would haven uncertain 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.				
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for employment development unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on the object by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it be uncertain whether or not any development 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				
	measures.	As such, the	proposed u	se of the site has	the potential to		ration technologies and/or other low carb ns to climate change. There is however e measures.	oon, renewable and energy efficiency				
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term						
change	surface wa		and the rede				er flooding. The site is however adjacent offers significant opportunities to reduce					
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 on the corner of Ashb	urton Roa	d West ar	nd Nash R	load									
		Timescale	)			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	employmer is however facilities.												
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.						
reduce land contamination		he proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. As uch, the proposed use of the site would have a positive impact on the objective											
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity						
quality	medium ris water quali objective.	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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.					
	nature of a	ny future em	ployment us	e on the site is pr	esently unknov	vn and it is therefore	evelopment would inevitably generate a uncertain whether any additional traffic uch, the proposed use would have an ur	generated would result in significant					
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A							
diversity and distinctiveness of landscape and townscape character and cultural facilities  Economic		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.											
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity						

Land on the corner of Ashb	urton Roa	d West ar	nd Nash F	Road							
		Timescale	•			Nature of Ef					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.									
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.				
releasing the potential of all residents particularly in areas of disadvantage	site is not v	he use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The ite is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this reas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.									
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
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	0	0	0	Medium	N/A	N/A					
sustainability of Trafford's Town Centres	office deve Town Cent addition, C the site and	lopment. Ne re Uses Stud ore Strategy	evertheless, dy (2010) es policy W1 io f developme	a need for office of tablished that the dentifies Trafford I ant it would be like	development in re is likely to be Park as a locati	the Borough was id e insufficient suitable on where office dev	oyment development at the site may inc lentified by the Trafford Employment Lar e and available sites in Trafford's town or elopment may take place. Consequently d that the use of the site for employment	nd Study (2009) and the Trafford Other entres for office development. In $\gamma$ , and taking into account the size of			
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					
environmental performance of the economy		he use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is nlikely to have any significant effect on the objective.									
Sustainability Summary											

Land on the corner of Ashb	Land on the corner of Ashburton Road West and Nash Road									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

The proposed use of the land on the corner of Ashburton Road West and Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objectives relating to land resources and contamination; and protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site would also have an uncertain impact on the objective relating to improving the choice of transport mode and has the potential to 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.



Site Address	Land to the east of Mosley Road		
Site Reference	Employment Site 70131		
Proposed Use	Employment	Site Area	3.7 ha

		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	O The use of on the object		0 employment	Medium development wou	N/A uld not result in	N/A the loss of a previou	usly identified housing site and would be	unlikely to have any significant impa
S2. Improve accessibility for all to essential services and facilities	+ + The propos	++ sed use of th					Cumulative impact with other developments on the maintenance and enhancement of public transport services is within 250m of a bus stop, less than 8 ch, the proposed use of the site could have	
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+ + The site is						Cumulative impact on the maintenance and enhancement of public transport services o within reasonably close proximity of pr	
							otential to significantly improve the use or ing transport infrastructure and improving	
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	potential to on the obje	be designed	d in accorda is however	nce with Core Stra only a low level of	ategy policy L7	.4. The proposed us	of an economic use in a predominantly of the site for employment could there being uncertain whether any development	employment area and would have the fore have a significant positive impact

Land to the east of Mosley I	Road									
		Timescale	•			Nature of Eff	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.			
exclusion	exclusion. Conseque	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public tran Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the semployment development 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 and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	likely to hav	e an impact on co	ommunity facilit		have any significant effects on the obje	ective.		
S7. Improve qualifications and	+	+	+	Low	Local	Long term				
skills of the resident population	objective.	The proposed	d use of the	site could therefor	re have a posit	ave the potential to give impact on the ob offer apprenticeship	penerate apprenticeships and could there jective but there is only a low level of ce os.	efore have a positive impact on the rtainty over this impact as it is		
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.		
	The site is	situated with	in 200m of I	Mosley Road which	h has been ide	entified by Defra as a	a major source of noise. Consequently, o	due to the proximity of the site to this		
	source of r	noise pollutio	n, it is consi	dered that the pro	posed use of the	ne site has the poter	ntial to have a negative impact on the obconsidered to be a noise-sensitive use.			
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality						provement of any ne y significant effects	glected land/sites identified on the Traffoon the objective.	ord Derelict Property and Sites list. As		
Environment										
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.		
							other development in Trafford Park	Shores of mount of transport.		

Land to the east of Mosley I	Road											
		Timescale	)			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	that will for traffic and, negative in	The site is located in relatively close proximity to a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about this impact.										
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 the development management process to secure contributions towards biodiversity/greenspace.				
	impact on	The site is adjacent to a wildlife corridor. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										
E3. Reduce contributions to climate change	+	+	+	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.	. The site is a use of the sit	ilso located ve e has the po	vithin the Trafford tential to reduce o	Park low carbo contributions to	on growth area whe	ation technologies and/or other low carb re the use of low carbon technologies is ere is however only a low level of certain measures.	specifically encouraged. As such, the				
E4. Reduce impact of climate	++	++	++	Medium	Local	Long term						
change	surface wa	The site is located entirely within flood zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site 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 has the potential to have a major positive impact on the objective.										
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced 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 to the east of Mosley I	Road											
		Timescale	<del>)</del>			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	employme											
E6. Conserve land resources and	++	++	++	Medium	Local	Long term	Improved perceptions of the area.					
reduce land contamination							Contaminated Land Prioritisation Mapping npact on the objective	g as a potentially high risk				
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area					
	the site and	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, each of the proposed uses has the potential to have a positive impact on the objective.										
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.				
							Potential cumulative impacts with other development in Trafford Park	Application of maximum car parking standards to encourage sustainable transport choices.				
	of develop	ment it would vehicular er	l have the panissions. As	otential to accomi such, the propos	modate, the use ed use of the s	e of the site for emp ite could have a neg	vered on the site is presently unknown, g loyment development has the potential t gative impact on the objective. Neverthel sessment, there is only a low level of cer	o generate additional traffic and 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 n of the site and	N/A d it is considered tha	at the proposed use of the site is unlikely	to have a significant effect on the				

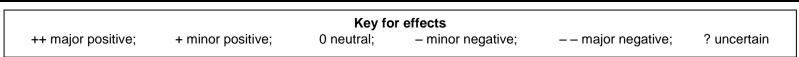
Land to the east of Mosley F	Road										
		Timescale	)			Nature of Eff	ect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Economic	youro	youro	youro				Syrioligidae				
EC1. Enhance Trafford's high performance and sustainable	++	+ +	+ +	Medium	More than local	Long term	Secondary impacts on job creation and prosperity				
economy to provide a powerful contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	opment taking p d Park Core as		ocus areas identified by Core Strategy P industrial, storage and distribution and d				
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	site is not v	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.									
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A	bolitive impact on the objective.				
as a tourism destination	The propos			a tourism use and	it is not in a lo	cation that is identifi	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	office deve	lopment. Ne	evertheless,	a need for office o	levelopment in	the Borough was id	byment development at the site may inc entified by the Trafford Employment Lar	nd Study (2009) and the Trafford Other			
	addition, C	ore Strategy	policy W1 ic	lentifies Trafford F	Park as a locati		and available sites in Trafford's town of elopment may take place. Consequently biective.				
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					
environmental performance of the economy					nlikely to have		on the social or environmental performa	nce of the economy and, as such, is			
Sustainability Summary	. ,										

Land to the east of Mosley Road											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

The proposed use of the land to the east of Mosley Road for employment development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal 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. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.



Local Plan: Land Allocations Sustainability Appraisal

Page 685

Site Address	Land to the north of Nash Road	
Site Reference	Employment Site 72113	
Proposed Use	Employment	Site Area 1.14 ha

Land to the north of Nash R	oad											
		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	0	0	0	Medium	N/A	N/A						
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact				
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	within 30 mir	nutes travel	time of essential s	services by pub	lic transport. As suc	h, the proposed use of the site could ha	ve a positive impact on the objective.				
S3. Enhance transport infrastructure, improve choice of	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to							site is in excess of 250m from a bus stop					
all communities.							f the site could therefore increase car us					
	participatio	n in walking	and cycling.	Each of the prop	osed uses there	efore has the potent	ial to have a negative impact on the obje					
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				
		The proposed use of the site would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in										
							e have a significant positive impact on that delivered on the site would be in accort					
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.					

Land to the north of Nash R	oad											
		Timescale	)			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
exclusion	exclusion. Consequer employmer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.										
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	O sed use is ur	O Nikely to have	Medium e an impact on co	N/A nmmunity facilit	N/A ies and is unlikely to	 o have any significant effects on the obje	ective.				
S7. Improve qualifications and skills of the resident population	objective.	The propose	d use of the	site could therefor	re have a posit		generate apprenticeships and could ther jective but there is only a low level of ce					
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.				
	the proximi	ity of the site	to this source	e of noise pollution	on, it is conside	ered that the propose	ve been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered	ve a negative impact on the objective.				
S9. Protect and improve local neighbourhood quality	0 0 0 Medium N/A N/A  The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.											
Environment												
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure contributions towards public transport improvements.				
							Potential cumulative impacts with other development in Trafford Park					

Land to the north of Nash R	oad											
		Timescale	)			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	public trans any future	The use of the site for employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, the exact natural any future employment use is unknown and, taking into account the size of the site and the scale of development it would be likely to accommodate, there is the only a low level of certainty about the 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.				
	have a neg	gative impact	on this desi	gnated natural as	set. Each of th	e proposed uses of	this wildlife corridor, the use of the site for the site could therefore have a negative iring proposals to protect and enhance b	impact on the objective. However, in				
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.	The site is a use of the sit	ilso located versions in the location in the l	within the Trafford tential to reduce o	Park low carb ontributions to	on growth area whe	ration technologies and/or other low carb re the use of low carbon technologies is ere is however only a low level of certain measures.	specifically encouraged. As such, the				
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
	proposed ι		e is therefore	e likely to increase			of the site are also known to be suscept efore require some mitigation. As such the					
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 to the north of Nash R	oad											
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	employmer	he site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for imployment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. The showever only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management accilities.										
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 et	' '				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	The site is	•	•				is it identified as contaminated land by	the Trafford Contaminated Land				
444,							significant impact on water quality.	ino Tranora Gontaminatea Eana				
E8. Protect and improve air quality	Although th	- ne site not w	thin an ΔΩM	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park would inevitably generate additional traff	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.				
	from a trair significance	within convenient walking distance of the site. The site is also in excess of 250m from a bus stop, more than 400m from a Quality Bus Corridor and more that 800m from a train, Metrolink or bus station. The proposed use of the site could therefore increase car use and have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of	There are i	no designate	d heritage a	ssets within 300m	n 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				
landscape and townscape character and cultural facilities	either lands	scape of tow	nscape char	acter.								
Economic												
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity					

Land to the north of Nash R	oad										
		Timescale				Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the proposed use of the site therefore has the potential to have a major positive impact on the objective.									
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.				
releasing the potential of all residents particularly in areas of disadvantage	site is not v	vithin or adja	cent to a Pr	iority Regeneratio	n Area or a Re	generation Area but	e employment opportunities that could lit is within 3km of Stretford Regeneration ositive impact on the objective.	help reduce economic inequalities. The on Area and is accessible from this			
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	office deve Town Cent addition, C the site and	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to 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				development is un ct on the objective		a significant impact	on the social or environmental performa	ance of the economy and, as such, is			
Sustainability Summary											

Land to the north of Nash Road											
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 to the north of Nash Road for employment development has the potential to have a positive impact on several sustainability objectives. In particular, the proposed use of the site could create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships and could also have some positive effect on the objectives relating to crime

The use of the site for employment development could also have a positive impact on some environmental objectives. Specifically, the proposed use of the site has the potential to have a major positive effect on the objective of reducing the environmental impacts of consumption and production and a positive effect on the objective of reducing contributions to climate change.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and the proposed use has the potential to have a negative effect on the objectives relating to air quality; reducing the effects of traffic on the environment; and choice of travel mode. The proposed use of the site would also have the potential to 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

The site is immediately adjacent to a wildlife corridor and this proximity to a designated natural asset means that the proposed use of the site has the potential to have a negative impact on the objective that relates to biodiversity. In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change.

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

Site Address	Land to the south of Ashburton Road West		
Site Reference	Employment Site 70129		
Proposed Use	Employment	Site Area	1.9 ha

Land to the south of Ashburton Road West											
		Timescale	<b>;</b>			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	0	0	0	Medium	N/A	N/A					
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact			
S2. Improve accessibility for all to essential services and facilities	++						developments on the maintenance and enhancement of public				
							is less than 250m from a bus stop, less proposed use of the site could have a m				
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services				
all communities.	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes the form part of the Strategic Active Travel Network. The proposed use of the site therefore has the potential to significantly improve the use of public transport and participation in walking or cycling and would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel networks.										
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 proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.										
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.				

Land to the south of Ashbu	rton Road	West										
		Timescale										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
exclusion	exclusion. Consequer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.										
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	O sed use is ur	O nlikely to hav	Medium re an impact on co	N/A nmmunity facilit	N/A ties and is unlikely to	have any significant effects on the obje	ctive.				
S7. Improve qualifications and skills of the resident population	+ + + Low Local Long term  The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impresently uncertain whether any occupier of the development would offer apprenticeships.											
S8. Improve the health and, inequalities in health of the population	0 The site is	0 not situated	0 within 200m	Medium	N/A ny major sourc	N/A es of noise pollution	that have been identified by Defra. As s	uch, the proposed use of the site for				
S9. Protect and improve local neighbourhood quality	0 The redeve	0 elopment of t	0 he site woul	Medium d not result in the	N/A removal or imp	N/A	glected land/sites identified on the Traffo on the objective.	ord Derelict Property and Sites list. As				
Environment												
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park					
	The use of the site for employment development would inevitably generate a degree of traffic. The site is however less than 250m from a bus stop and within 800m of a major bus station which could support the use of public transport by users of the site. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.											

Land to the south of Ashburton Road West												
		Timescale	<b>;</b>			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	The site is	- immediately	adjacent to	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 immediately adjacent to the Bridgewater Canal SBI and wildlife corridor. Given this proximity of the site to these features, the use of the site for employment development could have an adverse impact on this designated natural asset and, by extension, have a negative effect on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.											
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. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site 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	iter flooding	and the rede	velopment of this	site for employ	ment development of	er flooding. The site is however adjacent offers significant opportunities to reduce o have a major positive impact on the ol	flood risk in other locations, through,				
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced 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 site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.											
E6. Conserve land resources and	++	++	++	Medium	Local	Long term	Improved perceptions of the area.					

Land to the south of Ashbu	Land to the south of Ashburton Road West											
		Timescale										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
reduce land contamination		The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective										
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area					
	high risk co	ontaminated	land. The de	evelopment of the	site could impr	ove the appearance	e identified by the Contaminated Land P e of the site and enhance the setting of the tential to have a positive impact on the o	nis watercourse and could also				
E8. Protect and improve air quality	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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 not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.											
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0 0 Medium N/A N/A  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.							to have a significant effect on the				
Economic	1											
EC1. Enhance Trafford's high performance and sustainable	+ +	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity					
economy to provide a powerful contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	d Park Core as		ocus areas identified by Core Strategy P industrial, storage and distribution and d					
EC2. Reducing disparities by	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.					

Land to the south of Ashburton Road West											
		Timescale	•			Nature of Eff	fect				
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation			
	years	years	years				synergistic				
releasing the potential of all residents particularly in areas of							ne employment opportunities that could he it is within 3km of Stretford Regeneration				
disadvantage							ositive impact on the objective.	of Area and is accessible from this			
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	ied by Core Strategy policy R6 as a key	area where appropriate proposals to			
	support the	culture and	tourism offe	r will be encourag	jed. As such, it	is unlikely to have a	any significant effects on the objective.				
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A					
sustainability of Trafford's Town							oyment development at the site may inc				
Centres							lentified by the Trafford Employment Lar				
							e and available sites in Trafford's town c				
							elopment may take place. Consequently				
					ly to accommo	date, it is considered	d that the use of the site for employment	t development would be unlikely to			
	have a sigr	have a significant impact on the objective.									
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					
environmental performance of		The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is									
the economy	unlikely to I	have any sig	nificant effe	ct on the objective	).						
Sustainability Summary											

Land to the south of Ashburton Road West										
		Timescale	•							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

The use of the land to the south of Ashburton Road West for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. It could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site also has the potential to 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. It could also have a negative impact on the objective that relates to biodiversity by having an adverse impact on a SBI that is immediately adjacent to the site.

Key for effects										
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Land to the south of Nash Road		
Site Reference	Employment Site 72114		
Proposed Use	Employment	Site Area	0.95 ha

Land to the south of Nash R	load								
		Timescale							
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	O The use of on the obje		0 employment	Medium development wou	N/A Ild not result in	N/A the loss of a previou	sly identified housing site and would be	unlikely to have any significant impact	
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 is less than 250m from a bus stop and v	within 20 minutes travel time of	
							a major positive impact on the objective		
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Travel Net	work. There	are however	few facilities with	in convenient v	valking distance of the	anes and proposed cycle routes that will he site and the site is not within 400m of		
	train/Metro	link station. A	As such, the	proposed use of	the site would I	nave an uncertain im	npact 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	
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive 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 accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.		

Land to the south of Nash F	Road										
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and soc exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of temployment development 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 and value diversity, improve equity and equality of opportunity	The propos	sed use is un	likely to hav	e an impact on co	ommunity facilit	ies and is unlikely to	o have any significant effects on the obje	ective.			
S7. Improve qualifications and	0	+	+	Low	Local	Long term					
skills of the resident population	objective.	The proposed	d use of the	site could therefo	re have a positi	ive impact on the ob offer apprenticeship		ertainty over this impact as it is			
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.			
	The site is	situated with	in 200m of a	a number of indus	trial/employme	nt premises that have	ve been identified by Defra as a major so	ource of noise. Consequently, due to			
							ed use of the site has the potential to ha development is not normally considered				
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.				
				d result in the imp		e quality/appearanc	e of a site that is identified on the Traffor	rd Derelict Property and Sites list. As			
Environment				•	•						
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.				
							Potential cumulative impacts with other development in Trafford Park				

Land to the south of Nash R	Road											
		Timescale	<del>)</del>			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	unknown.	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is therefore uncertain whether any additional traffic generated by the development of the site would result in significant additional vehicular movements. As such, the proposed use would have an uncertain 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.				
	existing but proposed up of the deve	ilt developme use of the site elopment. Th	ent and, as s e does howe ere is howe	such, the use of the ever have the pote	e site for emplential to have a let of certainty o	oyment developmer positive impact on t	300m of a wildlife corridor. The site is heart is unlikely to have an adverse impact the objective by enhancing existing oper to it being uncertain whether or not any	on this designated natural asset. The space or wildlife habitat within 300m				
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.	The site is a use of the site	lso located versions and located versions are located to the located versions.	within the Trafford tential to reduce o	Park low carbe contributions to	on growth area whe	ration technologies and/or other low carb re the use of low carbon technologies is ere is however only a low level of certain measures.	specifically encouraged. As such, the				
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term						
change	surface wa	iter flooding a	and the rede	velopment of this	site for employ	ment development	er flooding. The site is however adjacent offers significant opportunities to reduce mpact on the objective.					
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 to the south of Nash R	load												
		Timescale	)			Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	employme is however facilities.												
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 et						
E7. Protect and improve water	0	0	0	Medium	N/A	N/A							
quality							is it identified as contaminated land by significant impact on water quality.	the Trafford Contaminated Land					
E8. Protect and improve air quality	O The offering	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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.					
	exact natu it would be	re of any futu likely to acc	ure employm ommodate, i	ent use on the sit t is therefore unc	e is presently u ertain whether	inknown. Conseque any additional traffic	nt development would inevitably generated intly, and taking into account the size of the generated by the development would rese would have an uncertain impact on the	the site and the scale of development esult in significant additional vehicular					
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A							
diversity and distinctiveness of					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					
landscape and townscape	either land	scape of tow	nscape char	acter.									
character and cultural facilities													
Economic		l	l	Madium	Land	Lawa tawa	Consendant insurante on ich acceticus						
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity						

Land to the south of Nash R	load									
		Timescale	<b>)</b>			Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.			
releasing the potential of all residents particularly in areas of disadvantage	site is not v	vithin or adja	cent to a Pr	iority Regeneratio	n Area or a Re	generation Area but	ne employment opportunities that could lead it is within 3km of Stretford Regenerationsitive impact on the objective.			
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
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 Centres	office deve Town Cent addition, C the site and	lopment. Ne re Uses Stud ore Strategy	evertheless, dy (2010) es policy W1 io f developme	a need for office of tablished that the dentifies Trafford I ant it would be like	development in re is likely to be Park as a locati	the Borough was id e insufficient suitable on where office dev	oyment development at the site may inc entified by the Trafford Employment Lan e and available sites in Trafford's town c elopment may take place. Consequently d that the use of the site for employmen	nd Study (2009) and the Trafford Other entres for office development. In y, and taking into account the size of		
EC5. Improve the social and	0	0	0	Medium	N/A	N/A				
environmental performance of the economy	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.									
Sustainability Summary										

Land to the south of Nash Road												
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

The proposed use of the land to the south of Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objective to improving accessibility to essential services and facilities. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to have a major positive effect on the objectives that relate to reducing the effects of climate change and reducing the environmental impacts of consumption and production. The proposed use could also have some positive effect on the objectives relating to biodiversity and reducing contributions to climate change.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site would also have an uncertain impact on the objectives relating to improving the choice of transport mode and has the potential to 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.



Site Address	Nash Road		
Site Reference	Employment Site 72119		
Proposed Use	Employment	Site Area	0.2 ha

Nash Road													
		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	0	0	0	Medium	N/A	N/A							
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact					
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						
							is less than 250m from a bus stop and value a major positive impact on the objective						
S3. Enhance transport infrastructure, improve choice of	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.					
travel mode and quality of life to all communities.	Travel Net	work. There	are however	few facilities with	in convenient v	valking distance of the	anes and proposed cycle routes that will he site and the site is not within 400m of apact 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					
	developme proposed u	Strategy policy L7.4  The site is located in Trafford Park Core and is surrounded by other 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 significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.											

Nash Road												
		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	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.					
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 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 effects on the obje	ective.				
S7. Improve qualifications and	0	+	+	Low	Local	Long term						
skills of the resident population	objective.	The proposed	d use of the	site could therefor	e have a posit		generate apprenticeships and could ther jective but there is only a low level of ce os.					
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.				
	The site is	situated with	in 200m of a	number of indus	trial/employme	nt premises that hav	ve been identified by Defra as a major so	ource of noise. Consequently, due to				
	the proxim	ity of the site	to this source	ce of noise pollution	on, it is conside	ered that the propose	ed use of the site has the potential to ha development is not normally considered	ve a negative impact on the objective.				
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.					
		The redevelopment of the site for housing would improve the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.										
Environment												
E1. Reduce the effect of traffic	0	0	0	Low	N/A	N/A						
on the environment	therefore u	ncertain whe	ther any add	ditional traffic gen	erated would re	esult in significant ac	traffic. The exact nature of the employm dditional vehicular movements. However sed use of the site is unlikely to have an	r, given the size of the site and the				

Nash Road											
		Timescale	<b>;</b>			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	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.			
	corridor. The unlikely to by enhance	he site is how have an adv ing existing o	vever separa erse impact o pen space c	ited from both of to on these natural a or wildlife habitat v	hese features bassets. The pro vithin 300m of t	by existing built developed use of the site of the site of the site of the site of the development. The	300m of the Bridgewater Canal SBI and elopment and, as such, the use of the size does however have the potential to hatere is however only a low level of certains improving biodiversity/greenspace.	te for employment development is tive a positive impact on the objective inty over this impact due to it being			
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 the development would incorporate these measures.										
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term					
change	surface wa		and the rede				er flooding. The site is however adjacent offers significant opportunities to reduce				
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.										
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.				

Nash Road								
	,	Timescale	9			Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
reduce land contamination				result in the reme			ontaminated Land Prioritisation Mapping	g as a potentially medium risk site. As
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
quality	medium ris water qual	sk contamina ity by elimina There is how	ated land. Thating a poten	e site is within 250 tial source of cont	Om of a waterc taminants. The	ourse and, as such, use of the site for e	e identified by the Contaminated Land F the development of the site has the pote 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	0	0	0	Low	N/A	N/A		
E9. Protect and enhance the diversity and distinctiveness of	the employ movement unlikely to 0	ment use is s. However, result in sigr	presently ur given the siz ificant additi	known and it is the control of the site and the control on all vehicular modelium	erefore uncerta the scale of de- evements that he N/A	ain whether any add velopment it would b ave a negative impa N/A	evelopment would inevitably generate a itional traffic generated would result in some likely to accommodate, it is considered act on the air quality.	significant additional vehicular additional vehicular that the proposed use of the site is
landscape and townscape character and cultural facilities		•	nscape chai		TOT THE SILE AIN	it is considered the	it the proposed use of the site is drillinely	to have a significant effect on the
Economic	1	1	•	<b>-</b>	1	1		
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
economy to provide a powerful contribution to regional growth	potential to	comply with	n W1.6 which	identifies Traffor	d Park Core as		ocus areas identified by Core Strategy F industrial, storage and distribution and	
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
releasing the potential of all residents particularly in areas of disadvantage	site is not	within or adja	acent to a Pr	iority Regeneratio	n Area or a Re	generation Area but	ne employment opportunities that could it is within 3km of Stretford Regenerationsitive impact on the objective.	
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A		
as a tourism destination				a tourism use and	it is not in a lo		ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to

Nash Road										
		Timescale								
SA Objective	0-5     5-10     10+     Certainty     Scale     Permanence     Secondary, cumulative, synergistic							Mitigation		
EC4. Encourage the long term sustainability of Trafford's Town Centres	office deve Town Cent addition, C the site and	O O Medium N/A N/A  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy										

## **Sustainability Summary**

The proposed use of the land at Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objectives relating to land resources and contamination; and protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use. In addition, the proposed use of the site would have an uncertain impact on the objective of improving choice of travel mode.



Site Address	Nash Road, off Ashburton Road, Trafford Park	
Site Reference	Employment Site 72103/00	
Proposed Use	Employment	Site Area 1.16 ha

Nash Road, off Ashburton R	Road, Traf	ford Park						
		Timescale				Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	L				<u>l</u>			
S1. Achieve a better balance and	0	0	0	Medium	N/A	N/A		
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact
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	
	The site is	within 30 mir	nutes travel	time of essential s	services by pub	lic transport. As suc	h, the proposed use of the site could ha	ve a positive impact on the objective.
S3. Enhance transport infrastructure, improve choice of	-	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
travel mode and quality of life to							ite is in excess of 250m from a bus stop	
all communities.							f the site could therefore increase car us	
	participatio	n in walking	and cycling.	Each of the prope	osed uses there	efore has the potent	ial to have a negative impact on the obje	ective.
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
							ominantly employment area and would h	
							e have a significant positive impact on that delivered on the site would be in accor	
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	dance with Gore Strategy policy L7.4.

Nash Road, off Ashburton F	Road, Traf	ford Park											
		Timescale				Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
exclusion	exclusion. Consequer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development 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 and value diversity, improve equity and equality of opportunity	The propos	sed use is un	likely to hav			,	o have any significant effects on the obje	ective.					
S7. Improve qualifications and	+	+	+	Low	Local	Long term							
skills of the resident population							generate apprenticeships and could then						
	objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.												
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.					
	The site is situated within 200m of a number of industrial/employment premises that have 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. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.												
S9. Protect and improve local	0	0	0	Medium	N/A	N/A							
neighbourhood quality				ould not result in fects on the object		nt of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it					
Environment													
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure contributions towards public transport improvements.					
							Potential cumulative impacts with other development in Trafford Park						

Nash Road, off Ashburton F												
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	public trans any future	sport service employment	s. The propuse is unknown	osed use of the si	te therefore ha	is the potential to ha	traffic and the site is not located in partic ive some negative impact on the objective the scale of development it would be like	ve. Nevertheless, the exact nature of				
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.				
	The site is immediately adjacent to a wildlife corridor. Given this proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.											
E3. Reduce contributions to climate change	+	+	+	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. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.											
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
	The site is partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and will therefore require some mitigation. As such the proposed use of the site would have a negative impact on the objective.											
E5. Reduce the environmental impacts of consumption and production	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				

Nash Road, off Ashburton R						Noture of Ef	foot					
		Timescale			<u> </u>	Nature of Ef						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
TC O	employmer is however facilities.											
E6. Conserve land resources and	++	++	++		Local	Long term	Improved perceptions of the area.					
reduce land contamination							contaminated Land Prioritisation Mappinom pact on the objective	g as a potentially high risk				
E7. Protect and improve water	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
quality	high risk co	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.										
E8. Protect and improve air quality	-	-	-	Low	N/A	N/A	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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				
	within conv from a train significance relation to	venient walki n, Metrolink o e of any impa the impact or	ng distance or bus station act on air qu on this objecti	of the site. The single of the site.  The proposed under the site of the site.  The site of the site of the site of the site.	te is also in exc use of the site or ruly quantified	ess of 250m from a ould therefore incre by undertaking a for	would inevitably generate additional traf bus stop, more than 400m from a Qual ease car use and have a negative impact rmal Air Quality Impact Assessment, the	ity Bus Corridor and more that 800m ton the objective. Nevertheless, as the				
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities		Ono designate scape of tow			N/A n 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				

Nash Road, off Ashburton R	Road, Traf	ford Park									
	•	Timescale	)			Nature of Eff	ect				
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	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity				
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.									
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+ The use of site is not v										
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 ny significant effects on the objective.	area where appropriate proposals to			
EC4. Encourage the long term sustainability of Trafford's Town Centres	support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.  O O Medium N/A N/A  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to 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 use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.									
Sustainability Summary			·	<u> </u>							

Nash Road, off Ashburton Road, Trafford Park											
	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 employment development has the potential to have a positive impact on several sustainability objectives. In particular, the proposed use of the site could create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships and could also have some positive effect on the objectives relating to crime

The use of the site for employment development could also have a positive impact on a number of environmental objectives. Specifically, by resulting in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land, the proposed use of the site could have a major positive effect on the objective that relates to land resources and contamination and some positive impact on the objective of improving water quality. The proposed use of the site also has the potential to have a major positive effect on the objective of reducing the environmental impacts of consumption and production and some positive effect on the objective of reducing contributions to climate change.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and the proposed use has the potential to have a negative effect on the objectives relating to air quality; reducing the effects of traffic on the environment; and choice of travel mode. The proposed use of the site would also have the potential to 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

The site is immediately adjacent to a wildlife corridor and this proximity to a designated natural asset means that the proposed use of the site has the potential to have a negative impact on the objective that relates to biodiversity. In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change.

		Koy fo	r offocts							
	Key for effects									
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Trafford Park Bakery		
Site Reference	Employment Site 72068		
Proposed Use	Employment	Site Area	0.5 ha

Trafford Park Bakery											
		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	0	0	0	Medium	N/A	N/A					
mix in the housing market between availability and demand		The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.									
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 proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.									
S3. Enhance transport infrastructure, improve choice of	0	?	?	Low	Local	Long term	,	Secure contributions towards enhancing public transport services.			
travel mode and quality of life to all communities.	the site and		not within 400				anes. There are however few facilities wolink station. As such, the proposed use	ithin convenient walking distance of			
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			
	The site is located in Trafford Park Core and is surrounded by other 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 significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.										
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.				

Trafford Park Bakery													
		Timescale				Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
exclusion	exclusion. Consequeremployme	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.											
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A	<u> </u>						
community identity and welfare and value diversity, improve equity and equality of opportunity	, ,	sed use is ur	likely to hav			,	o have any significant effects on the obje	ective.					
S7. Improve qualifications and	0	+	+	Low	Local	Long term							
skills of the resident population							generate apprenticeships and could there						
							ojective but there is only a low level of ce	rtainty over this impact as it is					
CO 1	<u> </u>	incertain whe	etner any oc			offer apprenticeship							
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.					
	the proxim	ity of the site	to this source	ce of noise pollution	on, it is conside	ered that the propose	we been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered	ve a negative impact on the objective.					
S9. Protect and improve local	0	0	0	Medium	N/A	N/A							
neighbourhood quality				ould not result in frects on the object		nt of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it					
Environment													
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.						
							Potential cumulative impacts with other development in Trafford Park						

Trafford Park Bakery											
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	and it is the	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would be an uncertain 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 the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.			
	on these darea of loc	esignated na al open spac provide new	tural assets e and, giver	. As such, the pro its size, there are	posed use is u e unlikely to be	nlikely to have a sig any opportunities to	nspace and the proposed use of the site nificant impact on the objective. The site or create open space on site. As such, the within 300m of the development and countries the state of the development and countries the state of the development and countries the state of the stat	e is however further than 300m from an e proposed use is unlikely to have the			
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		ration technologies and/or other low cart ns to climate change. There is however e measures.	oon, renewable and energy efficiency			
E4. Reduce impact of climate change	surface wa		and the rede				er flooding. The site is however adjacent offers significant opportunities to reduce				
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			

Trafford Park Bakery											
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	employmer										
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.				
reduce land contamination						e identified by the C ct on the objective	ontaminated Land Prioritisation Mapping	g as a potentially high risk site. As			
E7. Protect and improve water	0	0	0	Medium	N/A	N/A					
quality	contaminat	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant 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.  Potential cumulative impacts with other development in Trafford Park	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.			
	addition, the negative in	The site is within an AQMA and the redevelopment of this site for use for employment development would have the potential to generate a degree of traffic. In addition, the site is not within 400m of a Quality Bus Corridor or within 800m of a bus/train/Metrolink station. As such, the proposed use of the site could have a negative impact on the objective. However, as the exact nature of any future employment use on the site, and the amount of traffic it would generate, is presently unknown, there is only a low level of certainty about this impact.									
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A					
diversity and distinctiveness of	There are i	no designate	d heritage a	ssets within 300m	n 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			
landscape and townscape character and cultural facilities	either lands	scape of tow	nscape char	acter.							
Economic											
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity				

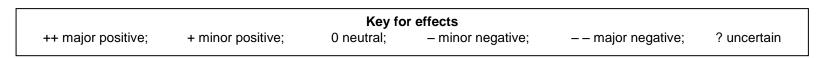
Trafford Park Bakery										
	•	<b>Fimescale</b>				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
economy to provide a powerful contribution to regional growth	potential to	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.								
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.			
releasing the potential of all residents particularly in areas of disadvantage	site is not v	vithin or adja	cent to a Pr	iority Regeneration	n Area or a Re	generation Area but	ne employment opportunities that could let it is within 3km of Stretford Regeneration is impact on the objective.			
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
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	0	0	0	Medium	N/A	N/A				
sustainability of Trafford's Town Centres	office deve	lopment. Ne	vertheless,	a need for office	development in	the Borough was id	oyment development at the site may inc lentified by the Trafford Employment Lar e and available sites in Trafford's town c	nd Study (2009) and the Trafford Other		
	addition, Co	ore Strategy I the scale o	policy W1 in factorial developments	dentifies Trafford lent it would be like	Park as a locati	on where office dev	elopment may take place. Consequently d that the use of the site for employment	, and taking into account the size of		
CCE Improve the accident		nificant impac			NI/A	NI/A	T			
EC5. Improve the social and environmental performance of the economy				Medium development is u ct on the objective		N/A a significant impact	I on the social or environmental performa	nce of the economy and, as such, is		
Sustainability Summary	•			-						

Trafford Park Bakery								
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 Trafford Park Bakery site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic in an AQMA. As such, the proposed use of the site would have the potential to result in a negative impact on the objective relating to air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site would also have an uncertain impact on the objectives relating to improving the choice of transport mode and has the potential to 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, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.



Site Address	Trafford Park Waste Transfer Station, Trafford Park Road		
Site Reference	CFS07-1268-49		
Proposed Use	Employment	Site Area	1.1 ha

Trafford Park Waste Transfe	er Station											
		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	0	0	0	Medium	N/A	N/A						
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact				
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					
		he proposed use of the site would result in development taking place in a location that is within 20 minutes travel time of essential services by public transport. As uch, the proposed use of the site could have a major positive impact on the objective.										
S3. Enhance transport infrastructure, improve choice of	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	facilities wi	thin convenie	ent walking o		e and the site is	not within 400m of	anes on Trafford Park Road and Trafford a Quality Bus Corridor or 800m of a trai					
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				
	The site is located in Trafford Park Core and is surrounded by other 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 significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.											
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.					

		Timescale	<u> </u>			Nature of Eff	fect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty a exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by Consequently, the proposed use has the potential to have a positive impact on this objective. However, taking into account the size of the site and quevelopment it would be likely to accommodate, there is only a low level of certainty that the use of the site for employment development would have 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	ilikely to hav	e an impact on co	mmunity facilit	ties and is unlikely to	have any significant effects on the obje	ective.	
S7. Improve qualifications and	0	+	+	Low	Local	Long term			
skills of the resident population  The proposed use of the site for employment development would have the potential to generate apprenticeships and could there objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of cer presently uncertain whether any occupier of the development would offer apprenticeships.									
	presently t	incertain wiit	elliel ally oct	Jupier of the deve	iopment would	ı oπer apprenticesni	OS.		
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.	
inequalities in health of the	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	establish the degree of impact and to identify appropriate design solutions.	
inequalities in health of the	The site is the proxim	situated with	in 200m of a	Low a number of industoce of noise pollution	Local  trial/employme on, it is conside	Long term  Int premises that have red that the propose		establish the degree of impact and to identify appropriate design solutions.  Durce of noise. Consequently, due to ve a negative impact on the objective	
inequalities in health of the population	The site is the proxim	situated with	in 200m of a	Low a number of industoce of noise pollution	Local  trial/employme on, it is conside	Long term  Int premises that have red that the propose	Secondary impacts on quality of life  ve been identified by Defra as a major so ed use of the site has the potential to ha	establish the degree of impact and to identify appropriate design solutions.  Durce of noise. Consequently, due to ve a negative impact on the objective	
inequalities in health of the	The site is the proxim There is he o	situated with ity of the site owever only a company of the site owever only a company of the site of t	in 200m of a to this source a low level of O he site for he	Low a number of industice of noise pollution feetainty about the Medium busing would not recognification.	Local  rial/employme on, it is conside nis impact give N/A result in the rei	Long term  Int premises that have red that the propose in that employment of N/A moval or improveme	Secondary impacts on quality of life  ve been identified by Defra as a major so ed use of the site has the potential to ha	establish the degree of impact and to identify appropriate design solutions. Durce of noise. Consequently, due to ve a negative impact on the objective to be a noise-sensitive use.	
inequalities in health of the population  S9. Protect and improve local neighbourhood quality	The site is the proxim There is he o	situated with ity of the site owever only a company of the site owever only a company of the site of t	in 200m of a to this source a low level of O he site for he	Low a number of industice of noise pollution feetainty about the Medium busing would not recognification.	Local  rial/employme on, it is conside nis impact give N/A result in the rei	Long term  Int premises that have red that the propose in that employment of N/A moval or improveme	Secondary impacts on quality of life  we been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered  nt of any neglected land/sites identified	establish the degree of impact and to identify appropriate design solutions. Durce of noise. Consequently, due to ve a negative impact on the objective to be a noise-sensitive use.	
S9. Protect and improve local neighbourhood quality  Environment  E1. Reduce the effect of traffic	The site is the proxim There is he o The redeve Sites list.	situated with ity of the site owever only a comment of the such, the	in 200m of a to this source a low level of 0 he site for he proposed us	Low  a number of industice of noise pollution of certainty about the Medium ousing would not refer the site for he	Local  rial/employme on, it is conside is impact give N/A result in the rel ousing is unlike	Long term  Int premises that have red that the propose in that employment of N/A  moval or improvemeely to have any signi	Secondary impacts on quality of life  we been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered  nt of any neglected land/sites identified ficant effects on the objective.  Secondary impacts on air quality and greenhouse gas emissions.	establish the degree of impact and to identify appropriate design solutions.  Durce of noise. Consequently, due to ve a negative impact on the objective to be a noise-sensitive use.  On the Trafford Derelict Property and	
S9. Protect and improve local neighbourhood quality  Environment  E1. Reduce the effect of traffic	The site is the proxim There is he o The redeve Sites list.	situated with ity of the site owever only of the site owever only a component of the such, the	in 200m of a to this source a low level of 0 he site for he proposed us	Low  a number of industice of noise pollution of certainty about the Medium ousing would not refer the site for he Low  development would development would not refer to the site for he Low	Local  Trial/employme on, it is conside is impact give N/A result in the reposing is unlike Local	Long term  Int premises that have red that the propose in that employment of N/A  moval or improvemeely to have any signification.  Long term  enerate a degree of	Secondary impacts on quality of life  re been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered  nt of any neglected land/sites identified ficant effects on the objective.  Secondary impacts on air quality and greenhouse gas emissions.  traffic. The exact nature of the employm	establish the degree of impact and to identify appropriate design solutions.  Durce of noise. Consequently, due to ve a negative impact on the objective to be a noise-sensitive use.  On the Trafford Derelict Property and ent use is however presently unknown.	
inequalities in health of the population  S9. Protect and improve local	The site is the proxim There is he o The redeve Sites list.	situated with ity of the site owever only is 0 elopment of the such, the ?	in 200m of a to this source low level of 0 he site for he proposed us	Low  a number of industice of noise pollution of certainty about the Medium ousing would not refer the site for he Low  development would development would not refer to the site for he Low	Local  rial/employme on, it is conside nis impact give N/A esult in the repusing is unlike  Local  Id inevitably get use would ge	Long term  Int premises that have red that the propose in that employment of N/A  moval or improvemeely to have any signification.  Long term  enerate a degree of	Secondary impacts on quality of life  we been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered  nt of any neglected land/sites identified ficant effects on the objective.  Secondary impacts on air quality and greenhouse gas emissions.	establish the degree of impact and to identify appropriate design solutions.  Durce of noise. Consequently, due to ve a negative impact on the objective to be a noise-sensitive use.  On the Trafford Derelict Property and ent use is however presently unknown.	

Trafford Park Waste Transfe	er Station										
		Timescale	)			Nature of Eff	fect				
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	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.			
	on these d	The site is located within 300m of a wildlife corridor and is adjacent to the Trafford Ecology Park SBI. The use of the site has the potential to have a negative impact on these designated natural assets and, as a result, 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.	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 the development would incorporate these measures.									
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.			
	of flooding	and its prop	osed use for		elopment has tl	he potential to increa	surface water flooding. The site is there ase flood risk elsewhere and could requ				
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.										
E6. Conserve land resources and reduce land contamination	0	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.				

Trafford Park Waste Transfe	er Station										
		Timescale				Nature of Eff	iect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective.										
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity				
quality	Contamina on water qu	The site is within 250m of a watercourse and its use for employment development would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site has the potential to have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any 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.			
	employmer	nt use on the	site is prese	ently unknown and	d it is therefore	uncertain whether a	y generate a degree of traffic. However, any proposed employment use would ge ye an uncertain 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		no designate scape of tow			of the site and	I it is considered tha	t the proposed use of the site is unlikely	to have a significant effect on the			
Economic	1	<u> </u>	1		1	1					
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity				
economy to provide a powerful contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	d Park Core as		ocus areas identified by Core Strategy P industrial, storage and distribution and d				
EC2. Reducing disparities by	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.				

Trafford Park Waste Transfe	Trafford Park Waste Transfer Station									
		Timescale	)		Nature of Effect					
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	site is not v	within or adja use has the p	cent to a Pri otential to h	iority Regenerationave a positive imp	n Area or a Re pact on this obj	generation Area but ective. However, tak	e employment opportunities that could he it is accessible from these areas by publing into account the size of the site and apployment development would have a s	olic transport. Consequently, the quantum of development it would be		
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	office deve Town Cent addition, C the site and	elopment. Ne tre Uses Stud ore Strategy	evertheless, dy (2010) es policy W1 ic f developme	a need for office of tablished that the dentifies Trafford F ant it would be like	levelopment in e is likely to be Park as a locati	the Borough was id insufficient suitable on where office dev	oyment development at the site may ince entified by the Trafford Employment Lar eand available sites in Trafford's town coelopment may take place. Consequently dithat the use of the site for employment	nd Study (2009) and the Trafford Other entres for office development. In $\gamma$ , and taking into account the size of		
EC5. Improve the social and environmental performance of the economy				Medium development is ur of on the objective		N/A a significant impact	on the social or environmental performa	nce of the economy and, as such, is		
Sustainability Summary										

Trafford Park Waste Transfe	Trafford Park Waste Transfer Station									
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 Trafford Park Waste Transfer Station site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, the proposed use could result in the remediation of an area of potentially high risk contaminated land and therefore has the potential to have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. Parts of the site are at a medium risk of flooding and the proposed use of the site 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 SBI and located in close proximity to 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. The use of the site for employment development would also have an uncertain impact on the objectives that relate to traffic and air quality due to it presently being unknown whether any future employment use on the site would generate more or less vehicular movements than the existing use of the site as a waste transfer station.



Site Address	Land to the West of Fifth Avenue		
Site Reference	Employment Site 80023		
Proposed Use	Employment	Site Area	3.5 ha

Land to the West of Fifth Avenue											
		Timescale	<del>)</del>			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	0	0	0	Medium	N/A	N/A					
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact			
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 proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of									
		ervices by pi	ublic transpo				a major positive impact on the objective				
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.			
travel mode and quality of life to all communities.	cycle lanes	and propos	ed cycle rou	tes that will form p	oart of the Strat	egic Active Travel N	es within walking distance of the site. The letwork. The site is however in excess o evel of certainty that the proposed use w	f 400m from a Quality Bus Corridor			
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			
	potential to on the obje	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.				

Land to the West of Fifth Av	/enue									
		Timescale								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
exclusion	exclusion. Consequer employme	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public tra Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the employment development 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 and value diversity, improve equity and equality of opportunity		sea use is ur	llikely to hav	e an impact on co	ommunity facili	,	o have any significant effects on the obje	ective.		
S7. Improve qualifications and	0	+	+	Low	Local	Long term				
skills of the resident population	objective.	The propose	d use of the	site could therefo	re have a posit		generate apprenticeships and could ther ojective but there is only a low level of ce ps.			
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.		
	the proxim	ity of the site	to this sour	ce of noise pollution	on, it is conside	ered that the propos	ve been identified by Defra as a major so ed use of the site has the potential to ha development is not normally considered	ive a negative impact on the objective.		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality				ould not result in frects on the object		ent of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it		
Environment										
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a		
							Potential cumulative impacts with other development in Trafford Park	choice of means of transport.		

Land to the West of Fifth Av	enue								
		Timescale							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
	developme traffic that	ent would how could be gen	vever inevita erated woul	ably generate add d have the potent	itional traffic an ial to have som	d, given the size of	ent walking distance of the site. The use the site and the scale of development it on the objective. Nevertheless, as the ex- ve.	could accommodate, the amount of	
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 the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.	
	on these de area of loc	esignated na al open spac provide nev	tural assets e and, giver	. As such, the pro its size, there are	posed use is un e unlikely to be	nlikely to have a signany opportunities to	nspace and the proposed use of the site nificant impact on the objective. The site oreate open space on site. As such, the within 300m of the development and cou	is however further than 300m from an e proposed use is unlikely to have the	
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 ener measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact d uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.	
							sk of flooding. The proposed use of the d have a negative impact on the objective		

Land to the West of Fifth Ave	enue											
		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	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	employme	nt therefore h	nas the poter	ntial to incorporate	e on-site waste	management faciliti known whether any	eing suitable for waste management far es and could, as a result, have a major employment development would incorp	positive impact on the objective. There				
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.					
reduce land contamination						e identified by the Co tive impact on the ob	ontaminated Land Prioritisation Mapping ojective	g as potentially high risk contaminated				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	contaminat	ted land. The		owever within 250			Contaminated Land Prioritisation Mappir the redevelopment of the site for emplored.	yment development is unlikely to have				
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	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.				
	presently u employment objective. N	Although the site is located within close proximity of a bus stop, it is also within an AQMA. Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site and the scale of development it would have the potential to accommodate, it is considered that the use of the site for employment development has the potential to generate additional traffic in the AQMA. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						

Land to the West of Fifth Av	renue										
		Timescale	;			Nature of Eff	iect				
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	asset is ho existing em	There are no Conservation Areas within 300m of the site. The grade II listed Trafford Park Hotel is situated to the north west of the site. This designated heritage asset is however almost 300m from the site and is separated from it by existing built development. In addition, the setting of this building is heavily influenced by existing employment and commercial development. The proposed use of the site is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.									
ECONOMIC  EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	d Park Core as		Secondary impacts on job creation and prosperity ocus areas identified by Core Strategy P industrial, storage and distribution and o				
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage  EC3. Enhance Trafford's image	site is withi	n 3km of the	Old Trafford				Secondary impacts on quality of life. e employment opportunities that could haby high frequency public transport. Co				
as a tourism destination	support the	culture and	tourism offe	r will be encourag	ed. As such, it	is unlikely to have a	ed by Core Strategy policy R6 as a key ny significant effects on the objective.	area where appropriate proposals to			
EC4. Encourage the long term sustainability of Trafford's Town Centres	The site is office deve Town Cent addition, C	O O Medium N/A N/A  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy Sustainability Summary	0 The use of	0 the site for e	0 employment	Medium	N/A nlikely to have	N/A	on the social or environmental performa	nce of the economy and, as such, is			

Land to the West of Fifth Avenue												
	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 to the west of Fifth Avenue for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and some positive effect on the objectives that relate to choice of travel mode; and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and could therefore have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, given the size of the site and the scale of development it could accommodate, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

The proposed use of the site would also result in development taking place within Flood Zone 2 and could therefore have a negative impact on the objective relating to reducing the impacts of climate change. In addition, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.

Key for effects												
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain							

Site Address	Land between Twinning Road and Thompson Road		
Site Reference	Employment Site 80026		
Proposed Use	Employment	Site Area	1.25 ha

Land between Twinning Roa	and between Twinning Road and Thompson Road											
		Timescale	<b>;</b>			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	0	0	0	Medium	N/A	N/A						
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact				
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					
	The propos	end use of th	e cite would	result in develop	 ment taking nlad	co in a location that	transport services is within 250m of a bus stop, less than 8	ROOm from a major bus station and				
							osed use of the site could have a major					
S3. Enhance transport	++	++	++	Medium	Local	Long term	Cumulative impact on the					
infrastructure, improve choice of						20119 101111	maintenance and enhancement of					
travel mode and quality of life to							public transport services					
all communities.	The site is	less than 25	0m from a b	us stop and withir	800m of a ma	jor bus station. The	site is also within reasonably close prox	imity of proposed cycle routes that will				
							has the potential to significantly improve					
	participatio	n in walking	or cycling ar	nd would have a n	najor positive in	npact on the objective	ve of enhancing transport infrastructure					
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				
							of an economic use in a predominantly					
							e of the site for employment could there					
					certainty over	this impact due to it	being uncertain whether any developme	ent delivered on the site would be in				
	İ	e with Core S	Strategy police	r .	1	T						
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.					

Land between Twinning Roa	ad and Th	ompson F	Road							
		Timescale				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
exclusion	exclusion. Consequer	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transcription. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the employment development 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 and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	likely to hav	e an impact on co	ommunity facilit	,	o have any significant effects on the obje	octive.		
S7. Improve qualifications and	+	+	+	Low	Local	Long term				
skills of the resident population							generate apprenticeships and could there			
						ive impact on the ob offer apprenticeshi	ojective but there is only a low level of ce ps.	rtainty over this impact as it is		
S8. Improve the health and,	0	0	0	Medium	N/A	N/A				
inequalities in health of the population				of a number of a			that have been identified by Defra. As s	uch, the proposed use of the site for		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality						provement of any ne y significant effects	eglected land/sites identified on the Traffo on the objective.	ord Derelict Property and Sites list. As		
Environment	1 , 1			<u> </u>		,	<b>,</b>			
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.			
							Potential cumulative impacts with other development in Trafford Park			
The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular size of the site and scale of development it is likely to accommodate, it is considered to be uncertain whether the a of the site would have a significant impact on the objective.							nificant additional vehicular movements.	As such, and taking into account the		

Land between Twinning Roa	ad and Th	ompson l	Road								
		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	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.			
	developme the absence	The Manchester Ship Canal wildlife corridor is situated to the north of the site. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.									
E3. Reduce contributions to climate change	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 measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low leving impact due to it being uncertain whether or not the development would incorporate these measures.										
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term					
change	surface wa	ter flooding	and the rede	velopment of this	site offers sign		er flooding. The site is however adjacent to reduce flood risk in other locations, the ive.				
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			
	employme	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.									
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.				
reduce land contamination  The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mappin contaminated land. As such, the proposed use of the site could have a major positive impact on the objective						g as a potentially high risk					

Land between Twinning Ro	ad and Th	ompson F	Road						
		Timescale	)						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity		
quality	high risk co quality by e There is ho watercours	ontaminated eliminating a owever only a ses.	land. The sit potential sou a low level of	t development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially ite is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water ource of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. Of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby					
E8. Protect and improve air quality	O The site is	? not within ar	? n AQMA but	Low the redevelopmer	Local  t of this site for	Long term  r use for employmer	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park  at development would inevitably generat	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.  e a degree of traffic. However, the	
	exact natu	re of any futu	ıre employm	ent use on the sit	e is presently u	nknown and it is the	erefore uncertain whether any additional uality. As such, the proposed use would	traffic generated would result in	
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 within 300m of Barton-upon-Irwell Conservation Areas and the grade II* listed Barton Bridge. The site is however separated from both of these features a large scale commercial building and, as such, the proposed use of the site is unlikely to have a significant impact on the setting of these designated heritage associated consequently, the use of the site is unlikely to have a significant impact on this objective.								
Economic		I	ı			1 ,		I	
EC1. Enhance Trafford's high	0	++	++	Medium	Local	Long term	Secondary impacts on job creation		
performance and sustainable economy to provide a powerful	The propos	ead usa wou	ld regult in e	 mnlovment devel	nment taking r	lace in one of the fo	and prosperity  cus areas identified by Core Strategy P	Colicy W1.3 and would have the	
contribution to regional growth	potential to	comply with	W1.6 which	identifies Traffor	d Park Core as		industrial, storage and distribution and o		
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.		

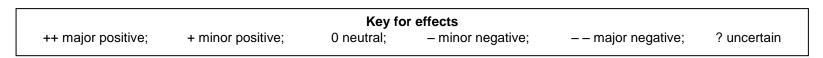
Land between Twinning Roa	Land between Twinning Road and Thompson Road									
		Timescale	•			Nature of Eff	fect			
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation		
	years	years	years				synergistic			
releasing the potential of all residents particularly in areas of	site is not v	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.								
disadvantage		_					ositive impact on the objective.			
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
as a tourism destination							ied by Core Strategy policy R6 as a key	area where appropriate proposals to		
	support the	culture and	tourism offe	r will be encourag	jed. As such, it	is unlikely to have a	any 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 a	town or distr	ict centre. It is pre	sently unknow	n whether any emple	oyment development at the site may inc	lude town centre uses, such as B1		
Centres	office deve	lopment. Ne	evertheless,	a need for office of	development in	the Borough was id	lentified by the Trafford Employment Lar	nd Study (2009) and the Trafford Other		
	Town Cent	re Uses Stud	dy (2010) es	tablished that the	re is likely to be	e insufficient suitable	e and available sites in Trafford's town o	entres for office development. In		
	addition, C	ore Strategy	policy W1 ic	dentifies Trafford I	Park as a locati	on where office dev	elopment may take place. Consequently	, and taking into account the size of		
	the site and	d the scale o	f developme	nt it would be like	ly to accommo	date, it is considered	d that the use of the site for employment	t development would be unlikely to		
	have a sigr	nificant impa	ct on the obj	ective.			• •	,		
EC5. Improve the social and	0	0	0	Medium	N/A	N/A				
environmental performance of	The use of	the site for e	mployment	development is u	nlikely to have	a significant impact	on the social or environmental performa	nce of the economy and, as such, is		
the economy	unlikely to have any significant effect on the objective.									
Sustainability Summary										

Land between Twinning Road and Thompson Road										
		Timescale	nescale 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 between Twinning Road and Thompson Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified wildlife corridor. In the absence of formal 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.



Site Address	Land to the west of Twinning Road		
Site Reference	Employment Site 72116		
Proposed Use	Employment	Site Area	3.9 ha

Land to the west of Twinning Road								
		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	0	Medium	N/A	N/A		
mix in the housing market between availability and demand	The use of on the obje		employment	development wou	ld not result in	the loss of a previou	ısly identified housing site and would be	unlikely to have any significant impact
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	
	The propos	ead usa of th	l La sita would	result in develon	l ment taking nla	l	transport services	R00m from a major bus station and
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
S3. Enhance transport	+ +	++	++	Medium	Local	Long term	Cumulative impact on the	
infrastructure, improve choice of						Ĭ	maintenance and enhancement of	
travel mode and quality of life to							public transport services	
all communities.							site is also within reasonably close prox	
							has the potential to significantly improve	
		n in walking	or cycling ar				ve of enhancing transport infrastructure	
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 propos	sed use of th	e site for em	ployment develor	ment would re	sult in the provision	of an economic use in a predominantly	
							e of the site for employment could there	
					certainty over	this impact due to it	being uncertain whether any developme	ent delivered on the site would be in
	accordance	e with Core S	Strategy police	cy L7.4.	ı	T		
S5. Reduce poverty and social	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the west of Twinnin	g Road									
		Timescale	•							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
exclusion	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and soci exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public t Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the employment development would have a significant impact on the objective.									
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A	<u> </u>			
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 obj	ective.		
S7. Improve qualifications and	+	+	+	Low	Local	Long term				
skills of the resident population	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is 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,	O O Medium N/A N/A Description of a number of any major sources of noise pollution that have been identified by Defra. As such, the proposed use of the site for									
inequalities in health of the population				of a number of ar y to have any sigr			that have been identified by Defra. As a	such, the proposed use of the site for		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality	The redeve	elopment of to	he site would of the site f	d not result in the or housing is unlike	removal or impactly to have an	provement of any ne y significant effects	eglected land/sites identified on the Traff on the objective.	ord Derelict Property and Sites list. As		
Environment										
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.		
The site is located in relatively close proximity to a bus stop and a major bus station. It is also within reasonably close proximity of proposed of part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a deg the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to on the objective due to the amount of traffic it would generate. However, as the exact nature of the employment use is presently unknown, the certainty that the proposed use of the site would have a negative impact on the objective.							enerate a degree of traffic and, given ne potential to have a negative impact			

Land to the west of Twinnin	g Road							
		Timescale	)					
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	employme However, i	nt development of the absence of the	ent could hav	ve a negative imp	act on this desi	gnated natural asse	Secondary impacts on the image of the local area  ity of the site to this wildlife corridor and t and therefore has the potential to have licy R2 requiring proposals to protect an	e a negative impact on the objective.
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		ation technologies and/or other low carb is to climate change. There is however of e measures.	
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term		
change	water man opportuniti	agement zor	ne. The site is flood risk in	s therefore consid	ered to be at a	low/medium risk of	of the site is within Flood Zone 2 and poor flooding. The redevelopment of the site DS. As such, it is considered that each c	could however offer some
E5. Reduce the environmental impacts of consumption and production	0	++	++	Low	Local	Long term	Reduced 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 site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. The is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	

Land to the west of Twinnin	g Road							
		Timescale						
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
reduce land contamination	The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
E7. Protect and improve water quality	0	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	the site an	d enhance th	e setting of				gewater Canal. The development of the source of contaminants. Accordingly, e	
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
							other development in Trafford Park	Application of maximum car parking standards to encourage sustainable transport choices.
	potential to vehicular e	accommoda missions. Th	/pe of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the accommodate, it is considered that the use of the site for employment development has the potential to generate additional traffic and associated nissions. The site is not however within an AQMA and is also served by public transport. As such, there is only a low level of certainty that the propostave a negative impact on the objective.					
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0 The site is separated	0 within 300m from both of	0 of Barton-up these featur	Medium oon-Irwell Conser es by a large scal	e commercial b	ouilding and, as sucl	arton Bridge and the grade I listed Churc n, the use of the site for employment de- use of the site is unlikely to have a sign	velopment is unlikely to have a
Economic	1 5		<u> </u>					· · · · · · · · · · · · · · · · · · ·
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
economy to provide a powerful contribution to regional growth	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed us of the site therefore has the potential to have a major positive impact on the objective.							
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

		Timescale	<u> </u>					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Nature of Eff Permanence	Secondary, cumulative, synergistic	Mitigation
releasing the potential of all residents particularly in areas of disadvantage	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequal site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0 0 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 p support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							area where appropriate proposals to
EC4. Encourage the long term sustainability of Trafford's Town Centres	office deve Town Cent addition, C	lopment. Ne re Uses Stud ore Strategy	evertheless, dy (2010) es policy W1 ic	a need for office d tablished that ther lentifies Trafford F	levelopment in re is likely to be Park as a locati	the Borough was ide insufficient suitable	pyment development at the site may inclentified by the Trafford Employment Lar and available sites in Trafford's town coelopment may take place. Consequently bjective.	d Study (2009) and the Trafford Other entres for office development. In
EC5. Improve the social and environmental performance of the economy				Medium development is ur t on the objective		N/A a significant impact of	on the social or environmental performa	nce of the economy and, as such, is

The proposed use of the land to the west of Twinning Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objective relating to reducing the effects of traffic on the environment and have an uncertain impact on the objective of protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal 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.

Site Address	Craven Road, Broadheath West		
Site Reference	CFS07-1045-4		
Proposed Use	Housing or Employment	Site Area	0.83 ha

Craven Road, Broadhea	th West												
		Т	imescal	е			Nature of Effe	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	+	+	+	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								housing market.					
availability and demand	Employment	0	0	0	High	N/A	N/A						
		The proposed use of the site for residential development would result in the provision of housing on a site that is within the urban area and which is also within the											
		Broadheath Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to											
		nsure that new development delivers a range of housing both in terms of size and tenure. The use 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 Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update eport (2010). As such, the use of the site for housing could have a positive impact on the objective. The site has not previously been identified for residential development											
							ant impact on the o		residential site. The use of the site for				
S2. Improve accessibility	Housing	++	++	++	High	Local	Long term	Cumulative impact on the					
for all to essential services	riousing		T T		riigii	Local	Long term	maintenance and					
and facilities	Employment	++	++	++	High	Local	Long term	enhancement of public					
					9	2000		transport services					
	There are a nu	umber of s	ervice an	d facilities	within walking	distance of t	he site, including a	primary school. The site is also w	ithin 400m of a Quality Bus Corridor and is within				
									lopment could have a major positive impact on				
	the objective.	Whilst it is	s recognis	ed that pu	ıblic transport se	ervices can	change over time, tl	he site is within a Regeneration A	rea that is a focus for significant levels of				
	development.	Conseque	ently, there	e is a good	d level of certain	ity that that	these public transpo	ort services are likely to be mainta	nined and that the proposed use would have a				
	major positive	impact or	the object	ctive in the	long term.								
S3. Enhance transport	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the					
infrastructure, improve	Employment	++	++	++	Medium	Local	Long term	maintenance and					
choice of travel mode and								enhancement of public					
quality of life to all								transport services					

Craven Road, Broadhea	th West											
			imesca	e			Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
communities.	the site is also Active Travel I	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 eastern part of the site is also within 400m of the A56 Quality Bus Corridor and the site is in relatively close proximity to a number of existing and proposed cycle routes that form part of the Active Travel Network. The use of the site for housing or employment development 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.										
S4. Reduce crime, disorder and the fear of crime	Housing Employment	+	+	+	Low	Local Local	Long term Long term	Positive secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4			
	the potential to	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing or employment development would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.										
S5. Reduce poverty and	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts				
social exclusion	Employment	++	++	++	Medium	Local	Long term	on quality of life.				
	Bus Corridor. Nevertheless, positive impact Regeneration impact on this	As such, t as the pro t on the o Area and	he use of posed us bjective. T could the	the site for e of the single The use of	or housing has the is for housing the site for empored poverty	he potential g rather than ployment de y and social	to have a major pos of for an employment velopment would re exclusion. The use	itive impact on the objective of re or community use, there is only a sult in the provision of employme	d in a location that is within 400m of a Quality educing poverty and social exclusion.  a low level of certainty that it would have a major nt opportunities within an accessible location in a opment could therefore also have a major positive			
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A					
community identity and welfare and value diversity, improve equity and equality of opportunity	Employment The proposed the objective.	Use of the	O site for h	0 ousing or	Medium employment de	N/A evelopment i	N/A s unlikely to have a	 n impact on community facilities a	and is unlikely to have any significant effects on			
S7. Improve qualifications	Housing	0	++	++	Medium	Local	Long term					
and skills of the resident	Employment	0	++	++	Low	Local	Long term					
population	for housing co housing theref apprenticeship	The site is in within the catchment area of Broadheath Primary School. This school is within a Regeneration Area and presently has some spare capacity. The use of the site for housing could help address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for housing therefore has the potential to have a major positive impact on the objective. The use of the site for employment development has the potential to generate apprenticeships in 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.										

Craven Road, Broadhea	th West										
		T	imescal	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S8. Improve the health and, inequalities in health	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality of life			
of the population	Employment	0	0	0	Medium	N/A	N/A				
	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 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. The use of the site for employment development would be unlikely to have a significant impact on the objective.										
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A				
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A				
quality									ed 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	Medium	N/A	N/A				
traffic on the environment	Employment	0	0	0	Medium	N/A	N/A				
	identified by the however alreated Bus Corridor at its acknowledge by sustainable considered that	ne Trafford dy genera and, as sured that the modes of at both of	d Transport te some the ch, the de e physical f transport	rt Strategy raffic. In a velopmen proximity t. Conseq	(2009) as a rou ddition, there ar t of the site for to local facilities uently, and takin may not lead to	ute that exported a number could promote and public and into accordant and increase	eriences periods of of facilities within contents the use of public transport services out the size of the sin congestion and view of the size of the	acute and serious congestion. The onvenient walking distance of the transport and walking and cyclindoes not guarantee that the occulite and scale of development that would therefore be unlikely to have	ted in close proximity to the A56 which was e existing employment use of the site would site and the site is also within 400m of a Quality g as an alternative to travelling by car, although it pants of the development would choose to travel it would be likely to accommodate, it is e a significant impact on the objective.		
E2. Protect, enhance and	Housing	+	+	+	Low	Local	Long term	Improved image of the local	Use of the development management process		
restore open space, biodiversity, flora and	Employment	+	+	+	Low	Local	Long term	area	to secure contributions towards biodiversity/greenspace.		
fauna, geological and geo- morphological features	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development and the use of the site for housing or employment development is therefore unlikely to have an adverse impact on any designated natural assets. The site is within 300m of existing areas of greenspace and both of the proposed uses has the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.										
E3. Reduce contributions	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		

	ath West		imescal				Nature of Effe	oot				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
to climate change	Employment	+	+	+	Low	Local	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 use of the site for housing or employment 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					
55.0.1.4	through, for exobjective.	xample, the		uDS. As s	such, the propos	sed use of the	he site for either hou	using or employment developmen	portunities to reduce flood risk in other locations, t could have a major positive impact on the			
E5. Reduce the environmental impacts of consumption and	Housing Employment	?	?	?	Low Low	Local Local	Long term 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	by the develor unknown whet impact on the	pment cou ther the wa	ld be man	aged usin	g options at the ne site would be	top of the vector dealt with a	waste hierarchy, suc at the top of the was	ch as prevention, preparing for re- ste hierarchy and, as such, both o	n for the management of waste. Waste generate use and recycling. It is however presently f the proposed uses would have an uncertain			
E6. Conserve land	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the				
	•		т									
resources and reduce land	Employment	+	+	+	Medium	Local	Long term	area.				
resources and reduce land	Employment The site comp	+ prises of ar	+ n area of p	+ previously	Medium developed land	Local that is iden	Long term tified as potentially	area. medium risk contaminated land b	the Trafford Contaminated Land Prioritisation diand and could therefore have a positive effection.			
resources and reduce land contamination	Employment The site comp Mapping. Both	+ prises of ar	+ n area of p	+ previously	Medium developed land	Local that is iden	Long term tified as potentially	area. medium risk contaminated land b				
resources and reduce land contamination  E7. Protect and improve	Employment The site comp Mapping. Both on the objectiv Housing Employment	+ prises of arm of the prove.  0 0	+ on area of proposed us	+ previously es of the	Medium developed land site therefore ha  Medium Medium	Local that is iden ave the pote N/A N/A	Long term tified as potentially intial to result in the  N/A  N/A	area. medium risk contaminated land by reclamation of some contaminate	d land and could therefore have a positive effect			
resources and reduce land contamination  E7. Protect and improve	Employment The site comp Mapping. Both on the objectiv Housing Employment Whilst the pro	+ prises of arm of the prove.  0 0 posed use	+ on area of poposed us  O O O of the site	+ oreviously es of the s  0 0 e for hous	Medium developed land site therefore ha  Medium Medium ing or employma	Local that is iden ave the pote  N/A  N/A  ent develop	Long term tified as potentially intial to result in the  N/A  N/A  M/A  ment could result in	area.  medium risk contaminated land by reclamation of some contaminated land by the reclamation of a site that is in	d land and could therefore have a positive effective land and could be a land and c			
resources and reduce land contamination  E7. Protect and improve	Employment The site comp Mapping. Both on the objectiv Housing Employment Whilst the prop Mapping as po	rises of arm of the prove.  0 0 posed use otentially n	+ or area of proposed us  Or of the site	+ oreviously es of the s  0 0 e for hous sk contam	Medium developed land site therefore ha  Medium Medium ing or employmenated land, the	Local that is iden ave the pote  N/A  N/A  ent develop	Long term tified as potentially intial to result in the  N/A  N/A  M/A  ment could result in	area.  medium risk contaminated land by reclamation of some contaminated land by the reclamation of a site that is in	d land and could therefore have a positive effect			
resources and reduce land contamination  E7. Protect and improve water quality  E8. Protect and improve air	Employment The site comp Mapping. Both on the objectiv Housing Employment Whilst the pro	rises of arm of the prove.  0 0 posed use otentially n	+ or area of proposed us  Or of the site	+ oreviously es of the s  0 0 e for hous sk contam	Medium developed land site therefore ha  Medium Medium ing or employmenated land, the	Local that is iden ave the pote  N/A  N/A  ent develop	Long term tified as potentially intial to result in the  N/A  N/A  M/A  ment could result in	area.  medium risk contaminated land by reclamation of some contaminated land by the reclamation of a site that is in	ed land and could therefore have a positive effective land land and could therefore have a positive effective land land land land land land land land			

Craven Road, Broadhea	ath West											
		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			
	within 200m o recognised the into account the quality. Never level of certain	The use of the site for housing or employment development would inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 400m from a Quality Bus Corridor and there are a number of facilities within walking distance of the site. In addition, it is recognised that the existing use of the site for employment development would already generate some traffic and associated vehicular emissions. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that both of the proposed uses are unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance	Housing	0	0	0	Medium	N/A	N/A					
the diversity and	Employment	0	0	0	Medium	N/A	N/A					
distinctiveness of 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 housing or employment development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, both of the proposed uses of the site is unlikely to have a significant impact on this objective.										
Economic												
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential secondary economic				
high performance and	Employment	++	++	++	Medium	Local	Long term	impacts through the creation				
sustainable economy to								of jobs in the construction				
provide a powerful								process.				
contribution to regional									ne loss of a site that had previously been			
growth	identified as employment land. The site is not however within Trafford Park Core and, given that the Employment Land Study shows a surplus of employment sites, it is considered that the use of the site for housing would be unlikely to have any significant effect on the objective. In addition, the Trafford Employment Land Study recommended that this site should be removed from future supply due to planning permission having been granted for residential development on the site. The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and could also be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The use of the site for employment development could therefore have a major positive impact on the objective.											
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A					
by releasing the potential	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and				
of all residents particularly								quality of life.				
in areas of disadvantage									ctive. The use of the site for employment			
								unities in a location that is within a perefore have a major positive imp	Regeneration Area and less than 3km from Sale pact on the objective.			
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	,	•			

Craven Road, Broadheath West											
		T	imescal	e			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
image as a tourism	Employment	0	0	0	Medium	N/A	N/A				
destination		The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported.  As such, the proposed use of the site for housing or employment development is 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	significant effe Nevertheless, (2010) establis B1 Office Floo centres in the	ect on the a need fo shed that rspace in Borough v , and takir	objective. r office de there are l Trafford (i which resu ng into acc	The use of velopment likely to be 2010) den ults in a rescount the s	of the site for em t in the Borough e insufficient sui nonstrated that sidual need for size of the site a	nployment don was identificated and averaged and averaged and the scale and the scale	evelopment could refied by the Trafford vailable sites in Trafacity for approximat ,000 and 69,000sqn	esult in the provision of a town cer Employment Land Study (2009) a ford's town centres for office deve ely 26,000sqm of office floorspace n of office floorspace in out-of-cer	e use of the site for housing is unlikely to have a notice use (i.e. offices) in an out of centre location. In the Trafford Other Town Centre Uses Study elopment. In addition, the PPS4 Assessment for e on sites within or on the edge of existing town notice locations elsewhere in Trafford.  The use of the site for employment purposes is		
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 economy					ne use of the sit impact on this o		g would be unlikely	to have a significant impact on th	is objective. The use of the site for employment		
Sustainability Summary											

Craven Road, Broadheath West												
		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			

The proposed use of the land off Craven Road for housing or employment 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 Broadheath 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. Both of the uses would also have some positive impact on the objective relating crime and fear of crime and a major positive effect on the objective relating to education and skills.

The use of the site for housing or employment development 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 impact on the objective relating to reducing the effects of traffic on the environment; biodiversity; reducing contributions to climate change. In addition, the use of the site for housing or employment development would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. Consequently, both of the proposed uses could have a positive impact on the objective relating to land resources and contaminated land.

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 could also have some positive effect on the objective relating to health. The proposed use of the site for employment development would be unlikely to have a significant impact on either of these objectives. It would however have the potential to have a major positive impact on the objectives relating to enhancing Trafford's economic performance and reducing economic disparities.

Neither of the proposed uses would have a negative impact on any of the objectives. Both of the proposed uses would however 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;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Lyon Industrial Estate, Atlantic Street, Broadheath		
Site Reference	Employment Site 80031		
Proposed Use	Employment	Site Area	2.7 ha

Lyon Industrial Estate, Atlar	ntic Street	, Broadhe	eath									
		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	0	0	0	Medium	N/A	N/A						
mix in the housing market between availability and demand		The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.										
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					
		There are a number of service and facilities within walking distance of the site, including a primary school, and the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.										
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	to propose positive im	d cycle route pact on the o	es that will for objective. The	rm part of the Stra e site is not howe	ategic Active Tr ver within 400n	avel Network. The p	te is less than 250m from a bus stop. The proposed use of the site for employment orridor or within 800m a train or Metrolin	development could therefore have a				
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				
	The use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the object however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance Strategy policy L7.4.											
S5. Reduce poverty and social	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.					

Lyon Industrial Estate, Atlan	ntic Street	, Broadhe	ath							
	•	Timescale				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
exclusion							s within a Regeneration Area. The propo s area and generating employment oppor			
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 hav	e an impact on co	ommunity facilit	ties and is unlikely to	o have any significant effects on the obje	ective.		
S7. Improve qualifications and	0	++	++	Low	Local	Long term				
skills of the resident population	impact on t	The use of the site for employment development has the potential to generate apprenticeships in 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.								
S8. Improve the health and,	0	0	0	Medium	N/A	N/A				
inequalities in health of the population		in excess of ignificant imp		•	source of nois	e identified by Defra	a and the proposed use of the site for em	ployment development is unlikely to		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality				ployment develor to have any sign			ovement of any neglected land/sites iden	tified on the Trafford Derelict Property		
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.		
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. However, the use of the site for employment development would inevitably generate a degree of traffic and the site is not located within 400m of a Quality Bus Corridor or within 800m of a train/Metrolink station. As such, it is considered that each of the proposed uses has the potential to have some negative impact on the objective.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.		

Lyon Industrial Estate, Atlan	ntic Street	, Broadhe	eath										
		Timescale	)			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	developme of the site 300m of th	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development. As such, the use of the site for employment development is unlikely to have a significant impact on these designated natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by providing new or 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	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 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 the development would incorporate these measures.											
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term							
change	are suscep	tible to surfa	ice water floo	oding. The site is	therefore consi	dered to be at a low	been identified as a surface water mana /medium risk of flooding and its redeveled use therefore has the potential to hav	opment offers some opportunities to					
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.					
	be manage	The use of the site for employment development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.											
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.						
reduce land contamination						identified by the Co e a positive impact of	ontaminated Land Prioritisation Mapping on the objective.	as potentially containing medium risk					
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity						

Lyon Industrial Estate, Atla	ntic Street	, Broadhe	eath					
		Timescale	)			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
quality	medium ris	sk site. The some some some some some some some som	ite is within 2 source of cor	250m of a watercontaminants. The p	ourse and, as s roposed use o	uch, the developme f the site for employi	identified by the Contaminated Land Properties of the site has the potential to have a ment development could therefore have any contamination on the site is having a	positive impact on water quality by a positive impact on the objective.
E8. Protect and improve air quality	from the ne addition, th	earest AQMA ne site is in e	A. The use of xcess of 400	the site for emplorm from a Quality	oyment develo	oment would howeve	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  te is less than 250m from a bus stop. In er inevitably generate some traffic and refrom a train/Metrolink station. As such,	esult in some vehicular emissions. In
	have an ur	ncertain impa	ct on the ob					
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		
diversity and distinctiveness of							ng. The site is however separated from	
landscape and townscape	_	•	ent and by th	ne Bridgewater Ca	inal. The propo	sed use of the site i	s therefore unlikely to have a significant	effect on the either landscape of
character and cultural facilities	townscape	character.						
Economic	1	1	1	T		1		
EC1. Enhance Trafford's high	0	++	++	Medium	Local	Long term	Secondary impacts on job creation	
performance and sustainable							and prosperity	
economy to provide a powerful							nent opportunities in one of the focus are	
contribution to regional growth							es that Broadheath will remain a princip	al employment location in the south of
		1					ajor positive impact on the objective.	T
EC2. Reducing disparities by	0	++	++	Medium	Local	Long term	Increased opportunities and quality	
releasing the potential of all	The '				la a dha i i ti i t	[	of life.	
residents particularly in areas of disadvantage	Priority Re		rea and which				oyment and training opportunities in a louse of the site for employment developr	

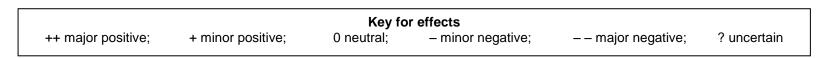
Lyon Industrial Estate, Atlai	ntic Street	, Broadhe	ath							
		Timescale								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
EC3. Enhance Trafford's image as a tourism destination		0 0 Medium N/A N/A  The proposed use of 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 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	office deve that there a the site an	lopment in thare likely to b	ne Borough v e insufficien f developme	was identified by t t suitable and ava	he Trafford Em ilable sites in T	ployment Land Stud rafford's town centre	centre use (i.e. offices) in an out of centre dy (2009) and the Trafford Other Town ( es for office development. Consequently d that the use of the site for employment	Centre Uses Study (2010) established y, and taking into account the size of		
EC5. Improve the social and environmental performance of the economy				Medium development is uset on the objective		N/A a significant impact o	on the social or environmental performa	nce of the economy and, as such, is		

## **Sustainability Summary**

The proposed use of the site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would support the regeneration of Broadheath Regeneration Area and could result in the creation of a number of employment and training opportunities in this area. As such, the proposed use of the site could have a major positive impact on the objectives relating to; education and skills; reducing poverty and social exclusion; enhancing Trafford's economic performance; and reducing economic inequalities. The proposed use of the site could also have a major positive impact on the objectives that relate to crime and access to services and facilities and some positive effect on the objective of enhancing transport infrastructure and choice of travel mode.

The use of the site for employment development could also have a positive effect on several environmental objectives. Specifically, it could have some positive impact on the objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. In addition, the proposed use could result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land and could therefore have a positive impact on the objectives relating to land resources and contaminated land and water quality.

The proposed use of the site would however generate additional traffic. As a result, the use of the site for employment could have a negative impact on the objective of reducing the effects of traffic on the environment and would have an uncertain impact on the objective of protecting air quality. There is however only a low level of certainty about the impact on each of these objectives. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.



Site Address	Land at Dairyhouse Lane, Broadheath		
Site Reference	CFS12-1051-157; Employment Site 12015/00		
Proposed Use	Employment	Site Area	3.47 ha

Land at Dairyhouse Lane, Br	oadheath							
	1	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	O The use of on the obje		0 employment	Medium development wou	N/A ld not result in	N/A the loss of a previou	sly identified housing site and would be	unlikely to have any significant impact
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	
							is less than 400m from a bus stop and value a major positive impact on the objective	
S3. Enhance transport infrastructure, improve choice of	+	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
travel mode and quality of life to all communities.	bus stop a to have so	nd in close p	roximity to ex mpact on the	xisting and propose objective. There	sed cycle route	s on the Strategic A	a neighbourhood centre on Seamon's R ctive Travel Network. As such, the propo ainty over this impact as the site is not w	osed use of the site has the potential
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is adjacent to an existing employment area but does adjoin areas of open space. 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 presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	

Land at Dairyhouse Lane, B		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
exclusion	could conti		egeneration				within Broadheath Regeneration Area. lusion. As such, the proposed use of 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 un	likely to hav	e an impact on co	mmunity facilit	ties and is unlikely to	o have any significant effects on the obj	ective.			
S7. Improve qualifications and	++	++	++	Low	Local	Long term					
S8. Improve the health and, inequalities in health of the	major position developme 0 The site is	tive impact or ent would offe 0 not situated	n the objecti er apprentice 0 within 200m	ve. There is howe eships. Medium	ver only a low	level of certainty over	generate apprenticeships in a Regenera er this impact as it is presently uncertain considered that the proposed use of the	n whether any occupier of the			
population	impact on	impact on the objective.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A					
neighbourhood quality				ould not result in fects on the object		nt of any neglected	land/sites identified on the Trafford Der	elict Property and Sites list. As such			
Environment											
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by choice of means of transport.			
	would how be generat	ever inevitab ted would hav	ly generate ve the poten	additional traffic a	nd, given the s negative impa	size of the site and the ct on the objective. I	lking distance of the site. The use of the he scale of development it could accoming the exact nature of the scale of the exact nature of the scale of the exact nature of the scale of the	modate, the amount of traffic that co			

Land at Dairyhouse Lane, Br	oadheath							
		Timescale	<del>)</del>			Nature of Ef	fect	
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	The site is	- immediately	- adjacent to	Low	Local	Long term	Secondary impacts on the image of the local area  the wildlife corridor, the use of the site of the si	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	have a neg	ative impact e ecological s	on this desi	gnated natural as	set and, by ext	ension, on the object	tive of protecting biodiversity, flora and to protect and enhance biodiversity, ther	fauna. However, in the absence of
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		ation technologies and/or other low carb ns to climate change. There is however of e measures.	
E4. Reduce impact of climate	+	+	+	Medium	Local	Long term		
change	adjoins are employme	as that are s	susceptible to some oppo	o surface water flo rtunities to reduce	oding. The site	e is therefore consid	been identified as being within a surface ered to be at a low/medium risk of floodi gh, for example, the use of SuDS. As su	ing but its development for uch, the proposed use of the site could
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	using optio	ns at the top	of the waste	e hierarchy, such	as prevention,	preparing for re-use	agement of waste. Waste generated by and recycling. It is however presently u sed use would have an uncertain impac	nknown whether the waste generated

Land at Dairyhouse Lane, Br	oadheath							
	'	Timescale	<del>)</del>			Nature of Eff	iect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E6. Conserve land resources and reduce land contamination	-	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release additional greenfield land.
				the site would have	/e a negative ir	e of the site for emp	loyment development would therefore reve.	esult in the loss of some greenfield
E7. Protect and improve water	0	0	0	Medium	N/A	N/A		
quality							d not result in the remediation of a site in	
	Prioritisation	on Mapping a	is a potential		1		he site is unlikely to have a significant in	
E8. Protect and improve air quality	The site is	not within ar	- AQMA and	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park the site is presently unknown. Neverthel	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.  ess. given the size of the site and the
	scale of de would resu the signific	evelopment it alt in an asso	could accon ciated increa impact on air	nmodate, it is con se in vehicular er quality can only	sidered that the nissions. As su	e use of the site for each, the proposed us	employment development has the potentie of the site could have a negative impart formal Air Quality Impact Assessment,	Itial to generate additional traffic which act on the objective. Nevertheless, as
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		
diversity and distinctiveness of landscape and townscape character and cultural facilities  Economic		no designate scape of tow			of the site and	I it is considered tha	t the proposed use of the site is unlikely	to have a significant effect on the
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	

		Timescale	•								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Nature of Eff Permanence	Secondary, cumulative, synergistic	Mitigation			
economy to provide a powerful contribution to regional growth	W1.3 and a	The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The proposed use of the site could therefore have a major positive impact on the objective.									
EC2. Reducing disparities by	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.				
releasing the potential of all	The use of	the site for e	employment	development has	the potential to	result in the provisi	ion of employment and training opportur	nities in a location that is within 3km of			
residents particularly in areas of disadvantage	Sale West	Priority Rege	eneration Ar	ea. The proposed	use of the site	could therefore have	e a positive impact on the objective.				
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
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.										
								area where appropriate proposals to			
EC4. Encourage the long term								area where appropriate proposals to			
EC4. Encourage the long term sustainability of Trafford's Town Centres	o The use of office deve that there a Floorspace centres in t	e culture and  O  the site for elopment in the relikely to be in Trafford the Borough	tourism offer 0 employment ne Borough voe insufficien (2010) demo	Medium  development coul was identified by t t suitable and ava onstrated that there is in a residual nee	ed. As such, it  N/A  d result in the phe Trafford Emilable sites in The is capacity foed for between	is unlikely to have a  N/A  provision of a town of a town of a town of a town central conditions of a town central conditions approximately 26,0 and 69,000s and 69,000s		re location. Nevertheless, a need for Centre Uses Study (2010) established ne PPS4 Assessment for B1 Office nin or on the edge of existing town			
sustainability of Trafford's Town	o The use of office deve that there a Floorspace centres in t	e culture and  O  the site for elopment in the relikely to be in Trafford the Borough	tourism offer 0 employment ne Borough voe insufficien (2010) demo	Medium  development coul was identified by t t suitable and ava onstrated that there is in a residual nee	ed. As such, it  N/A  d result in the phe Trafford Emilable sites in The is capacity foed for between	is unlikely to have a  N/A  provision of a town of a town of a town of a town central conditions of a town central conditions approximately 26,0 and 69,000s and 69,000s	centre use (i.e. offices) in an out of centre use (i.e. offices) in an out of centre (2009) and the Trafford Other Town (es for office development. In addition, the constant of the constant	re location. Nevertheless, a need for Centre Uses Study (2010) established ne PPS4 Assessment for B1 Office nin or on the edge of existing town			
sustainability of Trafford's Town Centres	support the  O The use of office deve that there a Floorspace centres in t Consequer  O	the site for ellopment in the relikely to be in Trafford the Borough on the second control of the Borough of th	tourism offer  O employment ne Borough oe insufficien (2010) demo which result of the site for	Medium  development coul was identified by t at suitable and ava constrated that there is in a residual nee or employment pur  Medium	ed. As such, it  N/A d result in the phe Trafford Emilable sites in Text is capacity for ed for between poses is unlike  N/A	is unlikely to have a N/A provision of a town oployment Land Studies approximately 26,0 30,000 and 69,000s ly to have a signification.	centre use (i.e. offices) in an out of centre use (i.e. offices) in an out of centre (2009) and the Trafford Other Town (es for office development. In addition, the constant of the constant	re location. Nevertheless, a need for Centre Uses Study (2010) established ne PPS4 Assessment for B1 Office nin or on the edge of existing town locations elsewhere in Trafford.			

Land at Dairyhouse Lane, Broadheath											
	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 Dairyhouse Lane for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location within a Regeneration Area and which is identified as a focus area for economic development in the Core Strategy. The proposed use of the site therefore has the potential to have a major positive impact on the objectives relating to Trafford's economic performance; reducing economic disparities; and reducing poverty and social exclusion. The proposed use of the site could also create some employment opportunities and apprenticeships within a Regeneration Area and therefore has the potential to have a major positive impact on the objective that relates to education and skills. Other social objectives that the use of the site could have a positive impact on include those that relate to crime; improving access to services and facilities; and improving choice of travel mode.

The use of the site for employment development could also have a positive impact on several environmental objectives. Specifically, it could have a positive impact on include those relating to reducing the effects of climate change; and reducing contributions to climate change.

The proposed use of the site could however have a negative or uncertain impact on several environmental objectives. The use of the site for employment development would have the potential to generate additional traffic and associated vehicular emissions. As such, it would have the potential to result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. The proposed use of the site would also have a negative impact on the objective that relates to conserving land resources due to the proposed use of the site resulting in the loss of an area of greenfield land. In addition, due to the proximity of the site to a designated wildlife corridor, any development on the site could have a negative effect on the objective that relates to biodiversity. 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;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain					

Site Address	Land to the south of Atlantic Street, Broadheath		
Site Reference			
Proposed Use	Employment	Site Area	1.7 ha

Land to the south of Atlan	ntic Stree	t, Broadi	neath								
		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	O The use of on the obje		0 employment	Medium development wou	N/A uld not result in	N/A the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact			
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				
							load railway/Metrolink station. The site is e 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	Secure contributions towards enhancing public transport services.			
	to propose railway/Me	transport services here 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 proposed cycle routes that will form part of the Strategic Active Travel Network and is within 400m of a Quality Bus Corridor and less than 800m from a silway/Metrolink station. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and bould have a major positive impact on the objective.									
S4. Reduce crime, disorder and the fear of crime	0	++	++	Lów	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 to the south of Atlan	ntic Stree	t, Broadh	neath								
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	to be desig however or	ned in accor	dance with	Core Strategy poli	cy L7.4. The pr	roposed use of the s	nomic use in a predominantly employme site could therefore have a significant po whether any development delivered on	sitive impact on the objective. There is			
S5. Reduce poverty and social exclusion	therefore h										
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	O sed use is un	0 likely to hav	Medium /e an impact on co	N/A mmunity facilit	N/A ies and is unlikely to	have any significant effects on the obje	ective.			
S7. Improve qualifications and skills of the resident population		the objective					ceships in a Regeneration Area and coul as it is presently uncertain whether any c				
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.			
	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. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.										
S9. Protect and improve local neighbourhood quality				Medium ployment develop to have any sign			vement of any neglected land/sites iden	tified on the Trafford Derelict Property			

Land to the south of Atlan	ntic Stree	t, Broadl	neath							
		Timescale	<b>;</b>							
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	?	?	Medium	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.		
	The proposed use of the site has the potential to 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 has the potential to increase the use of public transport. In addition, it is recognised that the existing use of the site for employment development will already generate some traffic. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the proposed use of the site would have any 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 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.		
	site could l	nave a negat	ive impact o	n this designated	natural asset a	and on the objective	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	are suscep	tible to surfa	ice water floo	oding. The site is	therefore consi	dered to be at a low	lentified as a surface water managemer /medium risk of flooding and its redevelopsed use of the site could therefore have	opment could offer some opportunities		

Land to the south of Atlan	tic Stree	t, Broadh	neath					
	-	Timescale				Nature of Eff	fect	
SA Objective	0 – 5	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	years	,	,				, ,	
E5. Reduce the environmental	0	?	?	Low	Local	Long term	Secondary impacts on the need for	Use of the development
impacts of consumption and production							additional landfill capacity	management process to ensure development complies with Core
production								Strategy policy L6 and the Waste
								DPD.
							on for the management of waste. Waste	
							ing for re-use and recycling. It is however	
						1	s such, the proposed use would have ar	n uncertain impact on the objective.
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
reduce land contamination							ontaminated Land Prioritisation Mapping spact on the objective.	as potentially containing high risk
E7. Protect and improve water	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions	
quality		'	•	Wicalam	Local	Long term	of the area and the use of the canal	
							for recreation	
							gewater Canal. The development of the	
					and could also	eliminate a potential	source of contaminants. Accordingly, the	ne proposed use has the potential to
FO Dueto et and impureva sin	0	itive impact	on the object		Lasal	I am a tama	Consider discussion bealth	Convenience and to the mublic
E8. Protect and improve air quality	U	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer	Secure improvements to the public transport network and ensure that
quanty							from respiratory illnesses.	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	nartly within	an AQMA 🛭	L Uthough the prope	sed use of the	site has the notenti	I al to generate some additional traffic, th	
							t is unlikely to accommodate a significar	
							t impact on the objective.	- 4
	,						•	

Land to the south of Atlan	ntic Stree	t, Broadl	neath							
		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	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.  Secure high standards of design		
Economic	site on the these herit large scale	opposite sid age assets, o employmen	e of the Brid depending or t and comme	gewater Canal. And the scale and foercial units in the version	ny employment rm of any deve vicinity. As suc	t development that to elopment that came t	on Manchester Road. There is also a grook place on the site could potentially had forward. The setting of these heritage as be uncertain whether the proposed used be character.	ave some impact on the setting of ssets is however already influenced by		
EC1. Enhance Trafford's high performance and sustainable	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity			
economy to provide a powerful contribution to regional growth	W1.3 and v	would also ha	ave the pote	ntial to be in acco	rdance with po	licy W1.8 which stat	nent opportunities in one of the focus are es that Broadheath will remain a princip ajor positive impact on the objective.			
EC2. Reducing disparities by releasing the potential of all	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.			
residents particularly in areas of disadvantage	Priority Re	The use of the site for employment use development has the potential to generate employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is within the Broadheath Regeneration Area. The use of the site for employment development could therefore have a positive impact 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				

Land to the south of Atlantic Street, Broadheath											
		Timescale				ect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
sustainability of Trafford's Town Centres	office deve that there a the site and	The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy		0 0 0 Medium N/A N/A  The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.									

## **Sustainability Summary**

The proposed use of the land to the south of Atlantic Street for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would support the regeneration of Broadheath Regeneration Area and could result in the creation of a number of employment and training opportunities in this area. As such, the proposed use of the site could have a major positive impact on the objectives relating to education and skills; reducing poverty and social exclusion; enhancing Trafford's economic performance; and reducing economic inequalities. The proposed use of the site could also have a major positive impact on the objectives that relate to crime. In addition, the site is in an accessible location that is within convenient walking distance of a number of services and facilities, immediately adjacent to a proposed cycle route that will form part of the Strategic Active Travel network and less than 400m from a Quality Bus Corridor and less than 800m from a railway/Metrolink station. The proposed use of the site could therefore also have a major positive effect on the objectives that relate to improving access to services and facilities and enhancing transport infrastructure and choice of travel mode.

The use of the site for employment development could also have a positive effect on several 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 a major positive impact on the objective that relate to conserving land resources and some positive impact on the objective of 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 site is also adjacent to a wildlife corridor and the proposed use of the site for employment development could potentially have an impact on this designated natural asset. As such, the proposed use of the site could also have a negative impact on the objective that relates to biodiversity, flora and fauna.

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 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;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain

Policy EM3 - Local Emp	loyment A	reas						
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social					-			
S1. Achieve a better	0	0	0	Medium	N/A	N/A		
balance and mix in the housing market between availability and demand	The policy is objective.	s unlikely to	have a sign	ificant impact u	pon achieving	a better balance a	nd mix in the housing market. As such,	it is unlikely to have a significant impact on the
S2. Improve accessibility	0	0	0	Medium	N/A	N/A		
for all to essential services and facilities	The policy is	s unlikely to	have a sign	ificant impact u	pon access to	services and facilit	ies. As such, it is unlikely to have a sig	nificant impact on the objective.
S3. Enhance transport	0	0	0	Medium	N/A	N/A		
infrastructure, improve choice of travel mode and quality of life to all communities.	The policy is objective.	s unlikely to	have any si		t upon transpo			likely to have a significant impact on the
S4. Reduce crime,	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life	
disorder and the fear of crime				the Local Emplo major positive ir			rential to be built in accordance with po	licy L7.4 of the Core Strategy. As such, the policy
S5. Reduce poverty and	++	++	++	Medium	Local	Long Term	Improved quality of life	
social exclusion	Area where Council will close proxin that are phy this impact is	the Council permit devenity to Priorit sically acces not howey	will permit of lopment for by Regeneral ssible for the rer high as i	development for small-scale bus ation Areas and ose living within t is recognised t	offices and s siness, industr Regeneration Priority Rege that the provis	mall-scale commer y and warehousing Areas. The policy neration Areas. It c ion of employment	cial/community uses. The policy also ic uses. A number of the Local Employm could therefore support the creation of ould therefore have a major positive in	needs. The policy identifies a series of Office lentifies a series of Industrial Areas where the lent Areas identified by the policy are within or in a significant number of employment opportunities apact on the objective. The level of certainty of s of deprivation does not guarantee that
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 policy is	s unlikely to	have a sign	ificant impact u	pon communi	ty identity and welfa	are. As such, it is unlikely to have a sign	nificant impact on the objective.

Policy EM3 - Local Emp	loyment A	reas									
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S7. Improve qualifications and skills of the resident	+	+	+	Low	Local	Medium	Improved quality of life	Use of 106 agreements to secure training opportunities			
population	creation of t	raining oppo	ortunities an	d apprenticeshi	p and have a		he objective. There is however only a le	eeds. The policy could therefore support the ow level of certainty over this impact as it is			
S8. Improve the health	0	0	0	Medium	N/A	N/A					
and, inequalities in health of the population	The policy is	s unlikely to	have a sign	ificant impact o	n health. As s	•	have a significant impact on the object	ive.			
S9. Protect and improve local neighbourhood	+	+	+	High	Local	Long Term	Secondary impacts on perceptions of the area				
quality							loyment purposes to meet local needs, have some positive impact on the object	the policy could support the delivery of ctive.			
Environment											
E1. Reduce the effect of traffic on the environment	-	1	-	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Secure enhancements to public transport provision.			
	The provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and a number of these areas are located in close proximity to roads that have been identified by the LDF Transport Modeling as already experiencing some congestion. Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. In addition, the policy states that B1 office development would only be permitted in the identified Industrial Areas where, inter alia, it would be accessible by sustainable transport modes. As such, there is only a low level of certainty that the policy would have a negative impact on the objective.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
morphological features	Given this p extension, o	The policy promotes employment development in a number of Local Employment Areas. Several of these areas are immediately adjacent to designated wildlife corridors.  Given this proximity of the wildlife corridor, directing employment development to these locations could have some negative impact on designated natural assets and, by extension, on the objective of protecting biodiversity, flora and fauna. 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	Borough wide	Long Term					

Policy EM3 - Local Emp	loyment A	reas										
	Ţ	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. In addition, the policy states that B1 office development would only be permitted in the identified Industrial Areas where, inter alia, it would be accessible by sustainable transport modes. Nevertheless, the provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and associated carbon emissions. As such, the policy would have an uncertain impact on the objective.											
E4. Reduce impact of	+	+	+	Low	Local	Long Term						
climate change	incorporate	The policy would direct development to locations that are largely within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SUDS. The policy therefore has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within this area would incorporate SUDS.										
E5. Reduce the	?	?	?	Low	Local	Long Term	Secondary impact on the need to	Use of the development management process				
environmental impacts of consumption and							identify landfill sites	to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
production	The develor	l nment propo	l sed by the i	l nolicy is likely to	result in was	l te heing managed (	I off site. However, at present there is ins	sufficient information to determine the impacts of				
F	developmer			policy to littery to	, roount iir mac	to boing managed t	on one. Hencever, at present there is me	ramoteric intermitation to determine the impacte of				
E6. Conserve land	++	++	++	Medium	Local	Long Term						
resources and reduce land								tified in the policy would offer the opportunity to				
contamination								d in the policy were identified by the Trafford policy therefore has the potential to have a				
								tage of development built on previously				
	developed l				a. po.		cas especials of more saiding and personal	and or action many same on provided,				
E7. Protect and improve	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
water quality								inants to nearby watercourses. The policy could				
	source of po				ve. There is h	owever only a low le	evel of certainty over this impact as it is	not presently known whether these sites are a				
E8. Protect and improve	-	-	-	Low	Local	Long term	Secondary impacts on health,	Secure enhancements to public transport				
air quality					20001	20119 101111	particularly among those who suffer	services.				
							from respiratory illnesses					
								Secure tree planting and other green				
								infrastructure provision				

Policy EM3 - Local Emp	loyment A	reas										
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. Nevertheless, the provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and associated vehicular emissions. A number of the sites are also within/adjacent to an AQMA. It is therefore considered that the policy has the potential to have some negative impact on the objective. It is however recognised that the loss of these Local Employment Areas could result in local residents having to travel further to access employment opportunities which may have a greater negative impact on the objective. As such, the is only a low level of certainty about the impact on the objective.											
E9. Protect and enhance	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions					
the diversity and distinctiveness of	December		_4	flass Fassis			of the area	Alexandra and a comment the solution and the				
landscape and townscape		By seeking to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs, the policy could support the delivery of										
character and cultural	iiipioveillei	mprovements to neighbourhoods in need of enhancing. The policy could therefore have some positive impact on local townscape character.										
facilities												
Economic												
EC1. Enhance Trafford's	++	++	++	High	Local	Long Term	Secondary impacts on job creation					
high performance and					<u> </u>		and prosperity.					
sustainable economy to provide a powerful contribution to regional	have a majo				mployment Ar	eas are retained to	r employment purposes to meet local n	eeds. The policy therefore has the potential to				
growth												
EC2. Reducing disparities	++	++	++	Medium	Local	Long Term	Improved quality of life					
by releasing the potential								eeds. The policy identifies a series of Office				
of all residents particularly								entifies a series of Industrial Areas where the				
in areas of disadvantage								reas identified by the policy are within or in close				
							therefore support the creation of a signitherefore have a major positive impact	ficant number of employment opportunities that				
EC3. Enhance Trafford's	ne priysical	ny accession	0	Medium	N/A	N/A	Therefore have a major positive impact	In the objective.				
image as a tourism destination	0	O O Medium N/A N/A Description of the policy is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, the policy is unlikely to have an impact on the objective.										
EC4. Encourage the long term sustainability of Trafford's Town Centres	?	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Include a requirement for office development in the Office Areas to comply with national guidance.				

Policy EM3 - Local Employment Areas												
	T	imescale				Nature of E						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The policy supports the provision of office development within a number of Local Employment Areas. Whilst the policy specifies that any office development in the Industrial Areas must meet the relevant criteria in national planning guidance, it does not have the same requirement for proposals for office development in the identified Office Areas. Consequently, given that the scale of office development in these areas is unclear, it is uncertain whether the policy could have some impact on the sustainability of Trafford's town centres. It is however recognised that 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, there is only a low level of certainty that the policy would have any impact on this objective.											
EC5. Improve the social	0	0	0	Medium	N/A	N/A	f					
and environmental performance of the	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.											
economy Sustainability Summany	on the objective.											

## **Sustainability Summary**

The policy has the potential to have a positive impact on a range of sustainability objectives. The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs in Old Trafford, Stretford, Sale and Altrincham. The policy could therefore result in the provision of a range of employment opportunities in locations that are in close proximity to identified Priority Regeneration Areas and Regeneration Area. The policy therefore has the potential to have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.

The provision of employment development in these locations could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. The policy could also encourage development that enhances the physical appearance of the area and therefore has the potential to have a positive impact on the objectives of improving local neighbourhood quality and enhancing townscape character. In addition, as the development of the sites identified by the policy could lead to the redevelopment of areas of potentially contaminated land, the policy could have a major positive impact on the objective relating to conserving land resources and some positive impact on the objective of protecting water quality.

The policy could however direct development to a number of locations that are adjacent to designated natural assets and could therefore have a negative impact on the objective that relates to biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. In addition, the policy could also result in a significant amount of office development taking place in an out of centre location and may therefore have an uncertain impact on the objective that relates to the sustainability of Trafford's town centres.

		Key fo	r effects		
++ major positive;	+ minor positive;	0 neutral;	<ul><li>minor negative;</li></ul>	<ul><li>– major negative;</li></ul>	? uncertain

Site Address	Warehouse off Brindley Road, Cornbrook Business Park		
Site Reference	Employment Site 80028		
Proposed Use	Employment	Site Area	3.8 ha

Warehouse off Brindley Roa	ad, Cornbi	rook Busi	ness Park	(										
		Timescale												
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
Social	Social													
S1. Achieve a better balance and	0	0	0	Medium	N/A	N/A								
mix in the housing market	The use of	the site for e	mployment	development wou	ild not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact						
between availability and demand	on the obje	ective.												
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							
	of a range time of ess	The proposed use of the site would result in development taking place in a location that is in close proximity to a neighbourhood centre and is within walking distance of a range of local facilities. The site 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 proposed use of the site could have a major positive impact on the objective.												
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.	The alteria	:1			14 :1:41-:-	100	transport services	and Dan Materillinia station and within						
							Bus Corridor, less than 800m from Traffo							
							osed use of the site therefore has the po- tive impact on the objective.	ternial to significantly improve the use						
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						
	potential to on the obje	be designed	d in accorda is however	nce with Core Stra	ategy policy L7	.4. The proposed us	of an economic use in a predominantly se of the site for employment could there being uncertain whether any development	employment area and would have the fore have a significant positive impact						

iness Park												
е		Nature of Eff	fect									
10+ C years	Certainty Scale	Permanence	Secondary, cumulative, synergistic	Mitigation								
	Medium Local	Long term	Secondary impacts on quality of life.									
The use of the site for employment development would result in the provision of employment opportunities in an accessible location within Old Trafford Priority												
Regeneration Area. Consequently, the proposed use could help reduce poverty and exclusion and has the potential to have a positive impact on the												
	Medium N/A	N/A										
nlikely to have an i	e an impact on community faci		b have any significant effects on the obje	ective.								
++	Low Local	Long term										
	objective. There is however o		generate apprenticeships in a Priority Re ainty over this impact as it is presently ur Secondary impacts on quality of life									
				solutions.								
e to sources of nois	f noise pollution, the proposed	use of the site has the	ve been identified by Defra as a major so ne potential to have a negative impact or mally considered to be a noise-sensitive	n the objective. There is however only								
0 1	Medium N/A	N/A										
	ould not result in the improvent ects on the objective.	ent of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it								
?	Low Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.								

Warehouse off Brindley Roa				(									
		Timescale	)			Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	distance of presently in	The site is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and there are a number of facilities within convenient walking distance of the site. The use of the site for employment development would however have the potential to generate additional traffic. Nevertheless, the site is presently in employment use and the exact nature of any future employment use is presently unknown. As such, it is uncertain whether the proposed use would be 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 perceptions of the area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.					
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. The site is within 300m of a wildlife corridor but it is separated from this fear existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on this natural asset. The propuse of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of development. There is however only a low level of certainty over this impact due to it presently being uncertain whether or not any development delivered on 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 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 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	surface wa offer some	The site is almost entirely within Flood Zone 1. A very small part of the northern section of the site is however within Flood Zone 2 and parts of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site development could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site has the potential to have a positive impact on the objective.											
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.					

Warehouse off Brindley Roa	ad, Cornb	rook Busi	ness Park	(								
		Timescale	<del>)</del>			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	the top of t	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using option 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 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							ontaminated Land Prioritisation Mapping spact on the objective	g as potentially medium risk				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	contamina	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk contaminated land. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant 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.  Potential cumulative impacts with other development in Trafford Park	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.				
	facilities wi	thin conveni	ent walking o	distance of the sit	e. In addition, the	ne site is presently in	ss than 800m from Trafford Bar Metrolin n employment use and the exact nature ether the proposed use would have a si	of any future employment use, and				
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of							age asset is however separated from th					
landscape and townscape character and cultural facilities		and the Metrolink line. As such, the use of the site for employment development is unlikely to have a significant impact on the setting of any designated heritage assets and is therefore unlikely to have a significant impact on this objective.										
Economic												
EC1. Enhance Trafford's high performance and sustainable	0	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity					

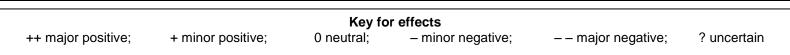
Warehouse off Brindley Roa	Warehouse off Brindley Road, Cornbrook Business Park												
		Timescale				Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
economy to provide a powerful contribution to regional growth	proposed u	The proposed use 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 by releasing the potential of all residents particularly in areas of disadvantage		The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is within Old Trafford Priority Regeneration Area and, as such, it is considered that the proposed use has the potential to have a major positive impact on the											
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	office deve Town Cent	support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.  O O Medium N/A N/A  The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.											
EC5. Improve the social and environmental performance of the economy Sustainability Summary	0 The use of	0 the site for e	0 employment	Medium	N/A nlikely to have a	N/A	on the social or environmental performa	•					

Warehouse off Brindley Road, Cornbrook Business Park											
	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 employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in an accessible location within Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could also have a major positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.

The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and could therefore have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those 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 several objectives. In particular, the proposed use of the site has the potential to generate additional traffic and would have an uncertain impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also 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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use. 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.



Policy EM4 – Davenport	Green Em	ploymen	t Site									
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better	0	0	0	Medium	N/A	N/A						
balance and mix in the	The policy is	s unlikely to	have a sign	ificant impact up	oon achieving	a better balance an	d mix in the housing market. As such, i	t is unlikely to have a significant impact on the				
housing market between availability and demand	objective.											
S2. Improve accessibility for all to essential services	+	+	+	Low	More than local	Long Term	Improved quality of life					
and facilities	users of the Trafford's m provision of Nevertheles	The policy includes provision for community facilities, such as small scale convenience retail, although these are limited in scale to that required to support the needs of the users of the site. Whilst Davenport Green is well relate to areas of deprivation outside of the plan area (Wythenshawe, Manchester), it is not well related to many of Trafford's more deprived areas. Consequently, due to the likely ancillary nature of these facilities and its relationship to areas of deprivation, it is considered that the provision of these on site facilities is unlikely to have a significant impact on the sub objectives of improving access to services for the most deprived areas of the borough.  Nevertheless, the development area will be accessible by a range of alternative modes of transport, which will provide residents with better access to this facility. Therefore, the policy could have some positive impact on this objective but the level of certainty is only low.										
S3. Enhance transport	+	+	+	Medium	More than	Long Term						
infrastructure, improve	<b>-</b>				local	111 ( )						
choice of travel mode and								oital cycle route around Manchester Airport and				
quality of life to all communities.								ment will only be permitted where it will be ng applications in order to raise awareness of				
communities.								on transport infrastructure and choice of travel				
S4. Reduce crime, disorder	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life					
and the fear of crime						ment Site would havet on the objective.	re the potential to be built in accordance	e with policy L7.4 of the Core Strategy. As such,				
S5. Reduce poverty and	++	++	++	Medium	Borough	Long Term	Improved quality of life					
social exclusion					wide							

Policy EM4 – Davenpor	ort Green Employment Site											
	Т	imescale				Nature of E						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The proposals would result in the creation of a significant number of employment opportunities. Whilst the site is not well-related to many of Trafford's more deprived areas where the need for jobs is greatest, it is well related to areas of deprivation outside the plan area, such as Wythenshawe. In addition, the policy requires development at Davenport Green to deliver a range of transport improvements to connect the site to the wider public transport network, which would improve the accessibility of employment opportunities available in the area. In addition, it is recognised that Core Strategy policy R4 states that development in this location will only be permitted if it will contribute significantly to the regeneration priorities set out in policy L3. As such, it is considered that the policy has the potential to have a significant 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 policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.											
S7. Improve qualifications	+	+	+	Low	Borough	Medium	Improved quality of life	Use of 106 agreements to secure training				
and skills of the resident					wide			opportunities				
population	opportunitie	s and appre	nticeship ar		e impact on the	ne objective. There		icy could therefore support the creation of training over this impact as it is presently uncertain				
S8. Improve the health	+	+	+	Low	Local	Long term	Secondary impacts on quality of life					
and, inequalities in health								Trafford Green and Open Spaces Assessment of				
of the population								through the provision of a rural park, the policy				
		has the potential to have a positive impact on the objective and its sub-objective of increasing participation in, and access to, sport and physical activity facilities. There is										
	however only a low level of certainty over this impact as the provision of opportunities for participation in sport and recreation does not necessarily guarantee that local residents would choose to participate in these activities.											
CO Bustant and immuno				1	1	NI/A						
S9. Protect and improve local neighbourhood	O The policy w	0	0	Medium	N/A	N/A	on the Trefferd Develot Prenerty and C	itos list. As quab, it is unlikely to have any				
quality	The policy 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	+	+	+	Low	More than	Long Term						
traffic on the environment					local							

Policy EM4 – Davenport Green Employment Site											
	Timescale					Nature of E					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	The policy requires development at the Davenport Green site to improve public transport infrastructure which will improve the sustainability of the location as a focus for development and recreation, making it accessible by a choice of modes of transport. The policy also specifies that development must not have an adverse impact on the efficient functioning of the M56, prevent the free operation of the approach roads to Manchester Airport or have a harmful effect on the conditions on other local roads. As such, the policy should have some positive impact on the objective of reducing the effects of traffic on the environment. Nevertheless, given that the site is presently not well served by public transport and is located in close proximity to the motorway, there is only a low level of certainty that the policy would have a positive impact on the objective.										
E2. Protect, enhance and	+	+	+	Medium	Local	Long term	Improved image of Trafford				
restore open space, biodiversity, flora and fauna, geological and geo- morphological features	bounded by area of wet safeguards	trees and h grassland, b to protect, e	edgerows. oth of which nhance and	There are seven n are designated I preserve enviro	ral ponds and das a Site of lonmental asse	small areas of wood Biological Interest. ets both on and adja	dland, the most significant of which are The policy does however require that d	use, comprising of a large number of fields Davenport Green Wood and a small species rich evelopment proposals provide sufficient es 99ha of the site to be protected, enhanced and the objective.			
E3. Reduce contributions to climate change	+	+	+	Low	Borough wide	Long Term	Secondary impacts associated with				
to climate change	proposed as the potential infrastructur policy also s	part of the to generate which will pecifies that	rural park a e significant improve the t developme	nd the protection volumes of add sustainability or ent must not have	e built to the han of existing a itional traffic. If the location of an adverse	reas of woodland or Nevertheless, the po as a focus for devel impact on the effici	ould contribute to the sequestration of colicy requires development at the Dave opment and recreation, making it access	ethods. In addition, the woodland planting carbon dioxide. The policy does however have nport Green site to improve public transport essible by a choice of modes of transport. The free operation of the approach roads to estive impact on the objective.			
E4. Reduce impact of	+	+	+	Medium	Local	Long Term					
climate change	Davenport Green is within a Critical Drainage Area and the Level 2 SFRA demonstrates that parts of the site have some susceptibility to surface water flooding. However, with the use of SUDs, it is considered that the development proposals would have a positive impact on the sub-objective of minimising the risk of flooding and increasing the use of SUDs. The development would also help to mitigate the effects of climate change by providing additional habitat for species through the creational of a rural park.										
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				oolicy could resu ent on the object		ste being managed	on site within Trafford Park Core. How	ever, at present there is insufficient information to			
E6. Conserve land	-	-	-	Medium	Local	Long Term					

Policy EM4 – Davenport Green Employment Site											
	T	imescale				Nature of E					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
resources and reduce land contamination	The site comprises almost entirely of greenfield land. Although the policy specifies that no more than 20% of the Development Area shall be occupied by buildings (including above ground parking structures), the development of the site would still result in the loss of a significant area of greenfield land. As such, the policy could have a major negative impact on the objective and its sub-objective of increasing the proportion of development built on previously developed land. However, 29.2 hectares of the site would be retained as open land and a further 99 hectares would be managed as a rural park, therefore the level of significance has been reduced.										
E7. Protect and improve	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity				
water quality	Brooks, by p	The application of sustainable drainage systems could protect and potentially uplift the water quality of existing nearby watercourses, including the Timperley and Fairywell Brooks, by providing high levels of attenuation and infiltration of storm water. The policy could therefore have some positive impact on the objective. There is however only a low level of certainty over this impact.									
E8. Protect and improve air quality	?	?	?	Low	More than local	Long Term					
	Given that the site is presently not well served by public transport and is partly within an Air Quality Management Area for Nitrogen Dioxide associated with the M56 motorway, it is considered that development in this location has the potential to result in unsustainable patterns of travel and that have a detrimental impact on the air quality in the local area and on the Air Quality Management Area.  However, the policy states that proposals to improve public transport infrastructure will improve the sustainability of the location as a focus for development and recreation, making it accessible by a choice of modes of transport. The development is also required to satisfy the Council that there is a suitable strategy for the provision of public transport to serve the estate and that adequate provision will be provided when any part of the development is first open. Furthermore, the proposed woodland planting could potentially have a positive impact upon air quality in the local area. It is therefore considered to be uncertain whether the policy would have any significant impact on										
E9. Protect and enhance the diversity and	the objective	e. +	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area				

Policy EM4 – Davenpor	t Green En	nploymen	t Site								
	T	imescale				Nature of E					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
distinctiveness of landscape and townscape character and cultural facilities	The development proposals have the potential to result in some loss of open fields and strip fields which are identified as being perhaps the most historically significant landscapes in the Borough by the Trafford Urban Historic Landscape Characterisation Report. This would have a negative impact on the sub-objective of protected and enhancing landscape character.  However, the policy requires that landscape quality is protected and enhanced throughout the estate and stipulates that this should include the retention of key landscape features of the site, including substantial hedgerows and woodland blocks. The policy also requires an attractive edge to the development to be established, reflecting the setting of formed by adjacent Green Belt land. Furthermore, the policy restricts building height (must be low rise, predominately 2 to 3 storey) and the creation of a rural park will provide opportunities to enhance the landscape. The site of a medieval moated farmhouse exists within the land that would be a rural park and the design and management of the rural park could aid in its interpretation. Consequently, whilst the development could present some threats to a historically significant landscape, it is considered that the potential positive impact of the rural park together with the protection afforded to key landscape features has the potential to outweigh this impact. As such, the policy could have a positive impact on the objective.										
Economic	odon, tho po	noy could in	avo a poorti	vo impaot on the	o objective.						
EC1. Enhance Trafford's high performance and	++	++	++	High	Borough Wide	Long Term	Secondary impacts on prosperity.				
sustainable economy to provide a powerful contribution to regional growth	The proposals would make a consideration contribution towards the stock of high quality business / office employment related development in Trafford and result in the creation of a significant number of jobs. The proximity to Manchester Airport, which is a key driver of growth for the city region, means that it is anticipated that the development proposals have the potential to have a major positive impact on this objective.										
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Borough Wide	Long Term	Increased opportunities and quality of life.				
of all residents particularly in areas of disadvantage	The proposals would result in the creation of a significant number of jobs. The site is not well related to many of Trafford's more deprived areas where the need for jobs is the greatest. However, it is well related to areas of deprivation outside of the plan area, such as Wythenshawe. Furthermore, a range of transport improvements are proposed. It is therefore considered that the development proposals could have a positive impact on the objective and its sub-objective of targeting interventions to tackle barriers to work.										
EC3. Enhance Trafford's	+	+	+	Medium	Local	Long Term					
image as a tourism destination	However, th	The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. However, the development proposals would result in the provision of a rural park that could form a new visitor destination for informal recreation, education and nature conservation. The rural park could therefore provide a new local tourist attraction and have some positive imapet on the objective.									
EC4. Encourage the long	0	0	0	Low	N/A	N/A	,				

Policy EM4 - Davenpor	t Green Em	nploymen	t Site							
	Timescale					Nature of E				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
term sustainability of Trafford's Town Centres	The policy supports the provision of office development at Davenport Green but is that any such provision must meet the tests specified within Policy R4.3 and R4.4 of the Trafford Local Plan. In addition, the policy specifies that any other main town centre uses must satisfy all relevant criteria in national planning guidance and that any community facilities, such as small scale convenience retail, will be limited to supporting the needs of the users of the site. As such, the policy is unlikely to have any significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy		high standaı	d of sustain				tes a range of measures which would be such, the policy could have a positive im	e implemented to ensure the built development spact on the social and environmental		

## Sustainability Summary

The policy has the potential to have a positive impact on a range of sustainability objectives. In particular, by supporting the provision of a high quality business park in an area that is attractive to market, visible from the motorway closely related to Airport City and the Medi-Park, the policy has the potential to have a major positive impact on the objectives relating to enhancing Trafford's high economic performance. Although Davenport Green is not well-related to many of Trafford's more deprived areas where the need for jobs is greatest, it is well-related to areas of deprivation outside of the plan area, such as Wythenshawe. The policy also requires measures to be taken to improve the accessibility of the site and it is therefore considered that the policy also has the potential to have a positive impact on the objectives relating to reducing poverty and social exclusion; and reducing disparities. By requiring the protection of existing biodiversity on site and improving the ecological and recreational value of Davenport Green through the creation of a rural park, the policy also has the potential to have a positive impact on the objectives relating to health; the image of Trafford as a tourism destination; and protecting open space, biodiversity, flora and fauna. The provision of a rural park, together with the protection of the setting of nearby listed buildings and the retention of key landscape features, should ensure that the proposals have a positive impact on the objective of protecting and enhancing landscapes and townscape character.

Davenport Green is located in an area that is defined as being within the least accessible parts of the Borough by the Developer Contributions to Highway and Public Transport Schemes SPD. The site is presently not well served by public transport and is located in close proximity to the motorway network. Nevertheless, the policy requires a range of measures to be implemented to improve the accessibility of the site and also specifies that the development of the site must not have an adverse impact on the efficient functioning of the M56, prevent the free operation of the approach roads to Manchester Airport or have a harmful effect on the conditions on other local roads. The policy therefore has the potential to have a positive impact on the objectives that relate to enhancing transport infrastructure and choice of travel mode and reducing the effect of traffic on the environment. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. Other objectives that the policy could have a positive impact on include those that relate to access to services and facilities; improving qualifications and skills; reducing contributions to climate change; reducing the impacts of climate change; and the social and environmental performance of the economy.

However, the development of the site would lead to the permanent loss of a significant area of greenfield area and is unlikely to offer the opportunity to reduce land contamination in the Borough. As a result it is considered that the policy could have a negative impact on the objective relating to conserving land resources and its sub-objective of increasing the proportion of development built on previously developed land. The impact of the proposals on the objectives of protecting air quality and reducing the environmental impacts of consumption and production is also considered to be uncertain.

