Appendix M

Town Centres

Policy TC1 - Town Ce	ntres											
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better balance and mix in the	+	+	+	Medium	Local	Long Term	Positive impact pm the vitality and viability of the town centres					
housing market between availability and demand	Policy TC1 recognises that residential uses may be appropriate in town centre locations. Accordingly, this policy could make a contribution to Trafford's housing mix.											
S2. Improve accessibility for all to essential services	++	++	++	Medium	Borough Wide	Long Tern	Improved Quality of Life					
and facilities	accessible to address s	This policy puts a strong emphasis upon locating new services and facilities in the town centres of Sale, Stretford and Urmston. These form some of the borough's most accessible locations and are all located in close proximity to Quality Bus Corridors and Metrolink or railway stations. Focussing development in these town centres could help to address some of the deficiencies in existing provision identified by the Trafford Retail and Leisure Study (2007), particularly in Stretford. As a consequence, policy TC1 should help improve accessibility for all to services and facilities										
S3. Enhance transport infrastructure, improve	++	++	++	Medium	Borough Wide	Long Term	Improved Quality of Life					
choice of travel mode and quality of life to all communities.		ocations and	d are all loca	ated in close pro				on. These form some of the borough's most nsequence, policy TC1 should help improve				
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Borough Wide	Long Term						
						d and Urmston wou s of crime and fear		e usage of these centres outside of shop hours				
S5. Reduce poverty and	+	+	+	Medium	Local	Long term	Improved quality of life					
social exclusion							accessible locations that are located in ial to have a positive impact upon reduc	relatively close proximity to identified Priority ing poverty and social exclusion.				
S6. Encourage a sense of	+	+	+	Medium	Local	Long Term						
community identity and				provision of a ra	inge of facilitie	s to serve the prop	osed communities within Sale, Stretford	and Urmston. The policy could therefore a				
welfare and value diversity, improve equity	positive imp	act on the o	bjective.									
and equality of opportunity												
S7. Improve qualifications	0	0	0	Medium	N/A	N/A						

Policy TC1 - Town Ce	ntres												
		imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
and skills of the resident population						hrough the provision t impact on the obje		cy is unlikely to have a significant impact upon					
S8. Improve the health and, inequalities in health	0 Unlikely to h	0 nave any sign	0 nificant effe										
of the population S9. Protect and improve local neighbourhood	+ The Trafford	+ d Retail and	+ Leisure Stu	Medium dy (2007) identi				highlighted that the exterior façade of the Mall					
quality	and the existing centre layout configuration is visually unattractive and creates an inward looking centre which 'turns its back' on one of the most prominent retail frontages (A56) within the Borough. By seeking to direct investment to town centres this policy offers the opportunity to redevelop vacant or underused sites and improve the design and quality of the public realm in each of the town centres, including Stretford. The policy therefore has the potential to have a positive impact on the objective.												
Environment													
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on air quality and contributions to climate change						
	ensure the r objective by thereby also	maintenance reducing the help reduce	and provis e need to tr e the need t	ion of shops and avel by car to ac to travel. In addi	d other local faces services tion, the policy	acilities to serve surns and facilities. The p	ounding communities. The policy could provision of mixed uses within the town	v development in these centres should help d therefore have a positive impact on the a centre should also encourage 'linked trips' and provision identified by the Trafford Retail and					
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0 Unlikely to h	0 nave any sign	0 nificant effe	Medium cts	N/A	N/A							
E3. Reduce contributions to climate change	+ The new dea	+	+	Medium	Local	Long Term	to an aita miaraganaratian taghnalagia	and/or other law earlier renewable and energy					
·	The new developments 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 within the town centres would incorporate these measures. The policy would however protect the primary shopping area of the town centres and could therefore help local communities to meet their needs locally without having to travel by car. As such, the policy could have some positive impact on carbon emissions from the transport sector.												
E4. Reduce impact of climate change	0 Unlikely to h	0 nave any sign	0 nificant effe	Medium cts.	N/A	N/A							

Policy TC1 - Town Ce	ntres											
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E5. Reduce the	?	?	?	Low	Local	Long Term						
environmental impacts of consumption and production	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine t development on the objective.											
E6. Conserve land	+	+	+	Medium	Local	Long Term						
resources and reduce land												
contamination	Trafford Contaminated Land Prioritisation Mapping as potentially contaminated land. The policy therefore has the potential to have a positive impact on the objective and it sub-objective of increasing the percentage of development built on previously developed land.											
E7. Protect and improve	+	+	+	Medium	Local	Long Term	Secondary impacts on biodiversity					
water quality								number of sites that were identified by the				
	Trafford Contaminated Land Prioritisation Mapping as potentially contaminated land. Both Sale and Stretford town centres are in relatively close proximity to the Bridgewater											
	Canal and the policy could therefore have some positive effect on water quality by leading to the remediation of contaminated sites and eliminating potential sources of pollutants. There is however only a low level of certainty over this impact as it is uncertain whether any of these sites are a source of pollutants of nearby watercourses.											
E8. Protect and improve air	?	?	?	Low	Local	Long Term	Secondary impacts on health,	, , , , , , , , , , , , , , , , , , , ,				
quality							particularly among those who suffer					
							from respiratory illnesses					
								. Nevertheless, the proposed investment in Sale,				
				es has the poten have an uncert			enicular movements in these areas and	these centres are within/adjacent to defined				
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area					
distinctiveness of	Investment	in the Town	Centres of	Sale, Stretford a	nd Urmston w	ould offer the oppo	rtunity to enhance their townscape char	acter and the setting of a number of designated				
landscape and townscape	heritage ass	sets.										
character and cultural facilities												
Economic												
EC1. Enhance Trafford's	++	++	++	Medium	Local	Long Term	Reduced Deprivation					

Policy TC1 - Town Ce	ntres										
	Т	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
high performance and sustainable economy to provide a powerful contribution to regional growth	Strategy wh	e policy seeks to support Policy W2 of the Core the potential to make a significant contribution to Il respond to growth in key sectors.									
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.				
of all residents particularly in areas of disadvantage	The policy would lead to the creation of a range of employment opportunities in accessible locations that are well related to areas of deprivation. This should have a positi impact on reducing economic disparities.										
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend				
	The policy with image of Tra				of business, le	isure and tourism u	ses in the Town Centres. The policy wo	ould therefore have a positive impact on the			
EC4. Encourage the long term sustainability of	++	++	++	High	Borough Wide	Long Tern	Improved perceptions of the areas				
Trafford's Town Centres	Core Strategy Policy W2 encourages the development of a range of uses in the Borough's Town Centres. The policy would help support the implementation of Policy W2 and would help improve the long term vitality and viability of Sale, Stretford and Urmston Town Centres. The policy could help address some of the deficiencies in existing provision identified by the Trafford Retail and Leisure Study (2007) and has the potential to have a major positive impact upon the objective.										
EC5. Improve the social	0	0	0	Medium	N/A	N/A					
and environmental performance of the economy	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.										
Sustainability Summary											

Policy TC1 - Town Ce	Policy TC1 - Town Centres												
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					

This policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the policy would support the vitality and viability of Trafford's town centres, which are key drivers of the economy, and would therefore have a major positive effect on the objectives that relate to enhancing Trafford's economic performance and encouraging the long term sustainability of Trafford's town centres. By encouraging the provision of a range of employment opportunities, services and facilities in these centres, which are some of the Borough's most high accessible locations, the policy could also have a major positive effect on the objective relating to accessibility; and some positive effect on the objectives concerned with poverty and social exclusion; choice of travel mode; reducing economic disparities; reducing the effects of traffic on the environment; and reducing contributions to climate change.

Other objectives that the policy could have a positive impact on include those that relate to townscape character; Trafford's image as a tourism destination; conserving land resources; water quality; neighbourhood quality; crime; and achieving a better balance and mix in the housing market.

However, the policy would have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on each of these objectives.

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

Sale Town Centre Boundary Options									
Option 1	Maintain existing town centre boundary as defined on the UDP Proposals Map								
Option 2	Extend existing town centre boundary to include units on Hope Road and the King's Ransom Public House.								
Option 3	Extend existing town centre boundary to include land parallel to Washway Road (A56) including units on Ashton Lane								

Sale Town Centre Bo	undary Opt	ions									
		T	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	0	0	0	Medium	N/A	N/A				
housing market between	Option 3	0	0	0	Medium	N/A	N/A				
availability and demand		The choice of boundary option for Sale town centre is unlikely to have a significant impact on housing delivery and, as such, is unlikely to have a significant impact on the									
	objective.	_		_							
S2. Improve accessibility	Option 1	0	0	0	Medium	N/A	N/A				
for all to essential services	Option 2	0	0	0	Medium	N/A	N/A				
and facilities	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on social			
								exclusion and quality of life			
									ption 2 would result in some increase in the town		
									a significant impact on the objective. Option 3		
									so assist in facilitating improved east-west		
00.51		1		1				s could have some positive impact	on the objective.		
S3. Enhance transport	Option 1	0	0	0	Medium	N/A	N/A				
infrastructure, improve choice of travel mode and	Option 2	0	0	0	Medium	N/A	N/A	0			
quality of life to all	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on social			
communities.	Detaining the	oviotina II	DD bound	المسييني	bo unlikalu to b	ovo opvoja	nificant impact on th	exclusion and quality of life	intion 2 would regult in some increase in the town		
Communities.									ption 2 would result in some increase in the town a significant impact on the objective. However,		
	Option 3 could assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, this option could have some positive impact on the objective.										
S4. Reduce crime, disorder	Option 1	0	O	0	Medium	N/A	N/A				
and the fear of crime	Option 2	0	0	0	Medium	N/A	N/A				
ana mo ioui oi oiiiio	Option 2	U	J	U	Miculaili	11//1	1 N/ / T				

		Т	imescal	е			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	Option 3	0	0	0	Medium	N/A	N/A		
	The choice of on the objecti		option for	Sale towr	n centre is unlik	ely to have	a significant impact	on crime or fear of crime. Conseq	uently, it is unlikely to have a significant impact
S5. Reduce poverty and	Option 1	0	0	0	Medium	N/A	N/A		
social exclusion	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
S6 Encourage a sense of	generating us	es. As suc	h, options	3 could h	ave some posit	ive impact o	on the objective.	portunities for the provision of ser	vices and racinities, retain and other employmen
									e a significant impact on the objective. Option 3 vices and facilities, retail and other employmen
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 choice of impact on the		option for	Sale towr	n centre is unlike	ely to have	a significant impact	on community facilities and identi	ty and, as such, is unlikely to have a significant
and equality of opportunity	impact on the	objective.							
67. Improve qualifications	Option 1	0	0	0	Medium	N/A	N/A		
			0	0	Medium Medium	N/A N/A	N/A N/A		
67. Improve qualifications	Option 1 Option 2 Option 3	0 0	0	0	Medium Medium	N/A N/A	N/A N/A		
67. Improve qualifications and skills of the resident	Option 1 Option 2 Option 3	0 0	0	0	Medium Medium	N/A N/A	N/A N/A	on qualifications and skills. As su	ch, it is unlikely to have a significant impact on
67. Improve qualifications and skills of the resident population	Option 1 Option 2 Option 3 The choice of	0 0	0	0	Medium Medium	N/A N/A	N/A N/A	on qualifications and skills. As su	ch, it is unlikely to have a significant impact on
67. Improve qualifications and skills of the resident	Option 1 Option 2 Option 3 The choice of the objective.	0 0 0 boundary	0 0 option for	0 0 Sale towr	Medium Medium n centre is unlik	N/A N/A ely to have	N/A N/A a significant impact	on qualifications and skills. As sur	ch, it is unlikely to have a significant impact on
67. Improve qualifications and skills of the resident population	Option 1 Option 2 Option 3 The choice of the objective. Option 1	0 0 0 boundary	0 0 option for	0 0 Sale towr	Medium Medium n centre is unlik Medium	N/A N/A ely to have	N/A N/A a significant impact	on qualifications and skills. As su	ch, it is unlikely to have a significant impact on
67. Improve qualifications and skills of the resident copulation 68. Improve the health and, inequalities in health	Option 1 Option 2 Option 3 The choice of the objective. Option 1 Option 2 Option 3	0 0 0 boundary 0 0	O option for O O O	O O Sale town	Medium Medium n centre is unlike Medium Medium Medium Medium Medium	N/A N/A ely to have a N/A N/A N/A	N/A N/A a significant impact N/A N/A N/A N/A		ch, it is unlikely to have a significant impact on the have a significant impact on the objective.
67. Improve qualifications and skills of the resident population 68. Improve the health and, inequalities in health of the population	Option 1 Option 2 Option 3 The choice of the objective. Option 1 Option 2 Option 3	0 0 0 boundary 0 0	O option for O O O	O O Sale town	Medium Medium n centre is unlike Medium Medium Medium Medium Medium	N/A N/A ely to have a N/A N/A N/A	N/A N/A a significant impact N/A N/A N/A N/A		
67. Improve qualifications and skills of the resident copulation 68. Improve the health and, inequalities in health of the population 69. Protect and improve	Option 1 Option 2 Option 3 The choice of the objective. Option 1 Option 2 Option 3 The choice of	0 0 boundary 0 0 0 boundary	O option for O O O option for	O O Sale towr	Medium Medium n centre is unlik Medium Medium Medium n centre is unlik	N/A N/A ely to have N/A N/A N/A ely to have	N/A N/A a significant impact N/A N/A N/A N/A a significant impact		
67. Improve qualifications and skills of the resident population 68. Improve the health and, inequalities in health	Option 1 Option 2 Option 3 The choice of the objective. Option 1 Option 2 Option 3 The choice of Option 1	0 0 boundary 0 0 0 boundary 0 0	O option for O O option for O O O O O O O O O O O O O O O O O O O	O O O O Sale town O	Medium Medium n centre is unlike Medium Medium Medium Medium n centre is unlike Medium	N/A N/A ely to have N/A N/A N/A N/A ely to have	N/A N/A a significant impact N/A N/A N/A N/A a significant impact N/A		

Sale Town Centre Bo	undary Opt	tions							
		Т	imescal	e			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E1. Reduce the effect of	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air	
traffic on the environment	Option 2	+	+	+	Medium	Local	Long term	quality and greenhouse gas	
	Option 3	+	+	+	Medium	Local	Long term	emissions	
				a Quality Bus Corridor and a Metrolink Station. by car and have a positive impact on the					
	objective.	i oi tiio op	.10110 00010	a chocara	go wanang, oyo	ing and the	ase of public traffsp	ort as an alternative to travelling	by our and have a positive impact on the
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-	The choice of boundary option for Sale town centre is unlikely to have a significant impact on biodiversity or open space. As such, it is unlikely to have a significant impact or								
morphological features	the objective.								
E3. Reduce contributions	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts	
to climate change	Option 2	+	+	+	Medium	Local	Long term	associated with climate	
	Option 3	+	+	+	Medium	Local	Long term	change	
									a Quality Bus Corridor and a Metrolink Station.
									by car. All three of the options could therefore
							as emissions from th	ne transport sector.	
E4. Reduce impact of	Option 1	+	+	+	Medium	Local	Long term		
climate change	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		17 4 0
									od Zone 1. Sections of the area are considered to
EE Dadaca tha		1						ıld have some positive impact on t	the objective.
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 production	Option 3	0	0	0	Medium	N/A	N/A	an the environmental incress.	
production	unlikely to have					ely to nave a	a significant impact	on the environmental impacts of the	consumption and production. As such, it is
E6. Conserve land	Option 1	+	+ +	+	Medium	Local	Long term	1	
resources and reduce land	Option 2	+	+	+	Medium	Local	Long term		
contamination	Option 3	+	+	+	Medium	Local	Long term		
	Орион э	т	Т	Т	MEGIGITI	Local	Long term		

Sale Town Centre Bo	undary Opt	ions							
		T	imescal	е			Nature of Effe	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
		ontaminat	ed Land P	Prioritisatio					remediation of sites that have been identified by he proposed uses would have the potential to
E7. Protect and improve water quality		land which	n are adja	cent to the	Bridgewater C				Prioritisation Mapping as potentially containing ositive impact on the objective by eliminating a
E8. Protect and improve air quality	Option 1 Option 2 Option 3 All three of the As such, each	+ + + e options v	+ + vould resu	+ + + Ilt in town d encoura	Medium Medium Medium centre uses beige walking, cyc	ing and the		oort as an alternative to travelling	a Quality Bus Corridor and a Metrolink Station. by car. All three of the options could therefore
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1 Option 2 Option 3 The choice of	0 0 0 boundary	0 0 0 option for	0 0 0 Sale towr	Medium Medium Medium n centre is unlik	N/A N/A N/A ely to have a	N/A N/A N/A a significant impact	on this objective.	
Economic		1							
EC1. Enhance Trafford's high performance and sustainable economy to	Option 1 Option 2 Option 3	+ + + ++	+ + + ++	+ + + ++	Medium Medium Medium	Local Local Local	Long term Long term Long term	Secondary impacts on prosperity and deprivation	
provide a powerful contribution to regional growth	positive impac	t on the o	bjective. H	łowever, (Option 3 would	result in a si	gnificantly expande		pment. As such, each option could have a additional opportunities for economic on the objective.
EC2. Reducing disparities by releasing the potential	Option 1 Option 2	0	0	0	Medium Medium	N/A N/A	N/A N/A		

Sale Town Centre Bo	undary Opt	ions										
		T	imescal	e			Nature of Effe	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
of all residents particularly in areas of disadvantage	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life				
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Option 2 would result in some increase in the town centre, given the relatively small number of units that would be included within the centre it is unlikely to significantly increase employment opportunities or have a significant impact on the objective. Option 3 would result in a more significantly expanded town centre which could create additional opportunities for the provision of retail and other employment generating uses. As such, options 3 could have some positive impact on 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					
		The choice of boundary option for Sale town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.										
EC4. Encourage the long	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on				
term sustainability of	Option 2	+	+	+	Medium	Local	Long term	perceptions of the area.				
Trafford's Town Centres	Option 3	?	?	?	Low	Local	Long term					
	overriding requestions area. As so could provid	uirement o such, both e opportu je their us	or need fo options w nities for r e to town	r any addi ould supp new town centre us	tional convenie ort the develop centre uses tha	nce retail in ment of a st t will attract retail, whicl	Sale. Both Options rong town centre covisitors to Sale Town could dissipate fo	1 and 2 would consolidate the expre and have the potential to have vn Centre, the addition of this exist	Sale town centre but concluded that there was no cisting town centre and would focus investment in a positive impact on the objective. Whilst Option sting area would provide opportunities for existing imary shopping area. As such, this option would			
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A					
and environmental	Option 2	0	0	0	Medium	N/A	N/A					
performance of the	Option 3	0	0	0	Medium	N/A	N/A					
economy	The choice of boundary option for Sale town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.											
Sustainability Summary												

Sale Town Centre Bo	Sale Town Centre Boundary Options												
		T	imescal	e			Nature of Effe	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

All three of the options for defining the Sale town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives.

All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options would also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources; reducing the impacts of climate change; and protecting water quality.

All three of the options would also help ensure that town centres uses are directed to locations that are accessible by a choice of modes of transport. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change: and protecting air quality.

All three of the options have the potential to have a positive impact on the objective of enhancing Trafford's economic performance. However, as Option 3 would result in a significantly expanded town centre this option may present more opportunities for commercial and employment development, this option could therefore have a significant positive impact on this objective. Option 3 could also have some positive impact on the objectives that relate to access to services and facilities; choice of transport mode; poverty and deprivation; and reducing economic disparities. However, whilst both Option 1 and 2 could have a positive impact on the objective of encouraging the sustainability of Trafford's town centres, Option 3 would have an uncertain impact on this objective due to it not being clear whether this option would dissipate footfall and weaken the existing primary shopping area.

		Key fo	r effects		
		itey io	i ellects		
++ major positive;	+ minor positive;	0 neutral;	minor negative;	– major negative;	? uncertain

Local Plan: Land Allocations Sustainability Appraisal

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Policy SAL1 - Sale To	wn Centr	e Action	Areas					
	T	imescale				Nature of E	ffect	
SA Objective	0-5	5-10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation
	years	years	years				synergistic	
Social								
S1. Achieve a better	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and	
balance and mix in the	D. II. OAL 4	<u> </u>					viability of the town centres	
housing market between availability and demand							e and identifies residential uses as pote this policy will make a contribution to T	entially being appropriate at both the Square
S2. Improve accessibility	++	++	++	Medium	More than	Long Term	Improved quality of life	Tallord's flodsling flix.
for all to essential services	77		TT	Mediam	local	Long Term	Improved quality of life	
and facilities								ng shops within the Primary Shopping Area. Sale
								s Corridor and contains a Metrolink station. The
				1			and would therefore have a major positi	ve effect on the objective.
S3. Enhance transport	++	++	++	Medium	Local	Long Term	Improved quality of Life	
infrastructure, improve choice of travel mode and								Trafford's four main shopping centres and is one
quality of life to all								are available to serve local communities and are public transport facilities in the vicinity of the
communities.							e and its sub-objective of improving par	
S4. Reduce crime, disorder	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	, , ,
and the fear of crime								nce with policy L7.4 of the Core Strategy. As
								tion Areas could generate additional activity in
		nd support t	he provisior				plic safety and security and reduce fear	of crime.
S5. Reduce poverty and	+	***************************************	+	Medium	Local	Long Term	Improved quality of Life	
social exclusion								ses proposed by the policy, such as the hotel
								s that are physically accessible by a choice of cing multiple deprivations and improving the
	financial pos				ave some poc	nave impact on the	objective and its sub-objectives of read	only manapic deprivations and improving the
S6. Encourage a sense of	+	+	+	Medium	Local	Long Term	Improved quality of Life	
community identity and						s including commu	nity and leisure facilities to serve comm	unities within the Square Shopping Centre site
welfare and value	and the Lan	d at Washw	ay Road, So	chool Road and	Hayfield Stree	et. The policy could	therefore have a positive impact on the	objective.
diversity, improve equity								
and equality of opportunity								

Policy SAL1 - Sale To	wn Centr	e Action	Areas					
	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	0	0	0	Medium	N/A	N/A		
and skills of the resident							ment opportunities, the policy is unlike	ly to have a significant impact upon qualifications
population	and skills. A	s such, it is	unlikely to h	ave a significan	t impact on th	e objective		
S8. Improve the health	0	0	0	Medium	N/A	N/A		
and, inequalities in health of the population							is unlikely to have a significant impact of the within 200m of a major source of n	on the objective. Although any residential oise pollution identified by Defra.
S9. Protect and improve	+	+	+	Medium	Local	Long Term		
local neighbourhood			ublic realm e	enhancements a	and the redeve	elopment of gateway	sites in Sale Town Centre. This should	d have a positive impact upon local
quality	neighbourho	ood quality.						
Environment								
E1. Reduce the effect of	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon	
traffic on the environment							emissions and air quality.	
								t should help to reduce the need to travel by car.
	which would			•	opping Centre	e and on the Land a	t washway Road, School Road and Ha	ayfield Street should also encourage 'linked trips'
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A		
restore open space,								Land at Washway Road, School Road and
biodiversity, flora and								fe corridor by existing built development and, as
fauna, geological and geo- morphological features	such, it is co	onsidered th	at the policy	is unlikely to ha	ave a significa	nt impact on the obj	ective.	
E3. Reduce contributions	+	+	+	Medium	Local	Long Term		
to climate change								and/or other low carbon, renewable and energy
								velopment delivered within the town centre would
								Sale town centre which is accessible by public
								the potential to reduce the need to travel by car
E4 Daduas impact of						associated with the	transport sector.	Implementation of appropriate magazines to
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off
Cilliate Change								minimise nood risk and surface water full-off

Policy SAL1 - Sale To	wn Centr	e Action	Areas					
		imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	incorporate	SuDS. Ther	e is howeve	er only a low leve	el of certainty	over this impact due		by the policy would have the potential to ny development delivered within the town centre
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	developmen			oolicy is likely to	result in wast	e being managed o	ff site. However, at present there is ins	ufficient information to determine the impacts of
E6. Conserve land	+	+	+	Medium	Local	Long Term		
resources and reduce land contamination	Trafford Cor	ntaminated l	and Prioriti	sation Mapping	as potentially	being medium risk		a number of sites that were identified by the e has the potential to have a positive impact on
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	are a potent	ial source o	f pollutants t	to a nearby wate	ercourse. Con	sequently, the polic		ng as being potentially contaminated and which inpact on the objective. There is however only a unts to the adjacent watercourses.
E8. Protect and improve air quality	0	0	0	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	distance. No areas. The omovements	evertheless, developmen in the area	Washway F t proposed I and could th	Road, Hayfield S by the policy, pa nerefore have ar	Street, and Scl articularly the per and adverse imp	nool Road are desigo provision of resident act on local air qual	nated as AQMAs and the policy would ial units and community facilities, has t ity. However, because the Town Centro	rices and facilities within convenient walking result in development being directed to these he potential to generate some additional vehicular e is well served by public transport and also have a significant impact on this objective
E9. Protect and enhance	+	+	+	Medium	Local	Long Term		

Policy SAL1 - Sale To	wn Centr	e Action	Areas									
	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
the diversity and distinctiveness of landscape and townscape character and cultural facilities		Investment in Sale Town Centre would offer the opportunity to enhance the townscape character and improve cultural facilities. The policy could therefore have a positive impact upon the objective.										
Economic		1	Ī	T	T	T						
EC1. Enhance Trafford's high performance and	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity.					
sustainable economy to provide a powerful contribution to regional growth	hotel, retail a	The policy promotes a mix of uses within Sale Town Centre including a new convenience retail floorspace and office accommodation within the Square Shopping Area and a notel, retail and office floorspace at the Land at Washway Road, School Road and Hayfield Street. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective										
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.					
of all residents particularly in areas of disadvantage							the town centre. A number of the uses per policy has the potential to have some	proposed by the policy, such as the hotel and positive impact on the objective.				
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend					
								specifically supports the provision of a hotel at ge of Trafford as a tourism destination.				
EC4. Encourage the long	++	++	++	High	Local	Long Term	Improved perceptions of the areas					
term sustainability of Trafford's Town Centres		This policy would help improve the long term vitality and viability of Sale Town Centre by directing new facilities and services to the area. The policy is therefore likely to have a significant positive impact upon the objective.										
EC5. Improve the social and environmental performance of the economy	O Unlikely to h	0 nave any sig	0 nificant impa	Medium acts	N/A	N/A						
Sustainability Summary												

Policy SAL1 - Sale Town Centre Action Areas								
	T	imescale				Nature of Ef		
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

The policy has the potential to have a positive impact on a wide range of sustainability objectives. The policy would result in development taking place in locations that are well served by public transport and would result in the provision of a range of services and facilities to support the proposed residential communities within Sale. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Through leading to the provision of a mix of uses, including residential units, within the town centre the policy could also have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; local neighbourhood quality; and community identity and welfare.

Through supporting the provision of local facilities that are within convenient walking distance of local communities and accessible by a choice of modes of transport, the policy could also have a positive impact on the environmental objectives concerned with reducing the effects of traffic on the environment and reducing contributions to climate change.

The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and water quality. However, the policy would have the potential to have an uncertain impact on the objective relating to the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on this objective.

The policy has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objective of reducing disparities; and enhancing Trafford's image as a tourism destination.

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

Policy SAL2 - Sale To	own Centr	e Public	Realm I	mproveme	nts			
	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	The policy d	loes not ider	tify sites fo	r housing develo	opment and is	therefore unlikely to	have a significant impact on the objec	tive of achieving a better balance and mix in the
housing market between availability and demand	housing ma	rket.						
S2. Improve accessibility	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
for all to essential services and facilities							rder to support the sustainable develop centre and have a positive impact on the	ment of Sale town centre. The policy could e objective.
S3. Enhance transport	+	+	+	Medium	Local	Long Term		
infrastructure, improve	The policy e	ncourages a	accessibility	improvements	in order to sur	port the sustainable	e development of Sale Town Centre. Th	e policy could therefore result in some
choice of travel mode and	enhanceme	nts to transp	ort infrastru	cture or improve	e choice of tra	vel mode. The police	y could therefore have some positive in	npact on the objective.
quality of life to all								
communities.		1		1	1	1		
S4. Reduce crime, disorder	0	0	0	Medium	N/A	N/A		
and the fear of crime		s unlikely to		<u> </u>			to have any impact on the objective.	
S5. Reduce poverty and	0	0	0	Medium	N/A	N/A		
social exclusion	The policy is	s unlikely to	have any si	·			n. As such, it is unlikely to have any imp	pact on the objective.
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and	The policy is	s unlikely to	have a sign	ificant impact up	oon communit	y identity and welfar	re. As such, it is unlikely to have a signi	ficant impact on the objective
welfare and value								
diversity, improve equity								
and equality of opportunity			0	Markens	NI/A	NI/A	T	
S7. Improve qualifications	O The proper	0	0	Medium	N/A	N/A	Lilla Aa ayah itia yalikalyita basa a sis	wife and import on the chicative
and skills of the resident population	The propose	ea policy is t	inlikely to n	ave a significan	impact upon	qualifications and s	kills. As such, it is unlikely to have a sig	nificant impact on the objective.
S8. Improve the health	0	0	0	Medium	N/A	N/A		
and, inequalities in health of the population	The policy is	s unlikely to	have a sign	ificant impact up	oon health. As	such, it is unlikely t	o have a significant impact on the object	tive

Policy SAL2 – Sale To	own Centi	re Public	Realm	mproveme	nts			
	I	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S9. Protect and improve local neighbourhood	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
quality				provide public re some positive ir			oility improvements. It could therefore in	nprove existing neighbourhood quality. As such,
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists. route that experiences periods of acute and
	town centre sustainable cycling and	by private of developmer public trans	ar or by put nt of the tow port. As suc	olic transport, wa n centre, the int	alking and cycention of the pull	cling. Nevertheless, poolicy is seemingly to me modal shift awa	given that the policy states that the acc o support the delivery of measures that	these measures would improve access to the essibility improvements are to support the would improve access to the centre by walking, ld therefore have a positive impact on the
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 impact on the		have a sign	ificant impact up	oon biodiversi	ty, open space or ge	eological and geomorphological feature	s As such, it is unlikely to have a significant
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists.
	car or by pu the town ce As such, the	iblic transpoi ntre, the inte	rt, walking a ention of the d support so	nd cycling. Never policy is seemin ome modal shift	ertheless, givengly to suppor	en that the policy start the delivery of mea	ates that the accessibility improvements asures that would improve access to the	ald improve access to the town centre by private are to support the sustainable development of e centre by walking, cycling and public transport. In a pact on the objective. There is however only a
E4. Reduce impact of	0	0	0	Medium	N/A	N/A		
climate change	The policy is	s unlikely to	have a sign	ificant impact up	oon the impac	ts of climate change	e. As such, it is unlikely to have a signifi	cant impact on the objective.
E5. Reduce the	0	0	0	Medium	N/A	N/A		

Policy SAL2 – Sale To	own Centr	e Public	Realm I	mproveme	nts			
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
environmental impacts of consumption and production	The policy is objective.	s unlikely to	have a sign	ificant impact u _l	oon the enviro	·	consumption and production. As such,	it is unlikely to have a significant impact on the
E6. Conserve land	0	0	0	Medium	N/A	N/A		
resources and reduce land contamination	The policy is	s unlikely to	have a sign	ificant impact up	oon land resou	urces or contaminat	ion. As such, it is unlikely to have a sig	nificant impact on the objective.
E7. Protect and improve	0	0	0	Medium	N/A	N/A		
water quality	The policy is	s unlikely to	have a sign	ificant impact u	oon water qua	lity. As such, it is ur	likely to have a significant impact on the	ne objective.
E8. Protect and improve air quality	+	+	+	Low	Local	Long Term	Secondary impacts on health	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists.
	these measi accessibility would impro	ures would i improveme ve access to	mprove acc nts are to so the centre	ess to the town upport the susta by walking, cyc	centre by priv inable develo ling and publi	ate car or by public pment of the town c c transport. As such	transport, walking and cycling. Neverthentre, the intention of the policy is seen	ts to Sale town centre. It does not specify whether neless, given that the policy states that the mingly to support the delivery of measures that shift away from travelling by private car and could
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		•		lle Town Centre e have a positive			hance the townscape character and co	uld also enhance the setting of a number of listed
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	O The policy is	0 s unlikely to	0 have a sign	Medium ificant impact or	N/A Trafford's ed	N/A conomic performanc	e. As a result, is unlikely to have any s	ignificant impact on the objective.
EC2. Reducing disparities	0	0	0	Medium	N/A	N/A		

	Т	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
by releasing the potential of all residents particularly in areas of disadvantage	The policy is	e policy is unlikely to have a significant impact on economic disparities and, as a result, is unlikely to have any significant impact on the objective.										
C3. Enhance Trafford's	0	0	0	Medium	N/A	N/A						
mage as a tourism destination	The propose	The proposed policy is unlikely to have a significant impact upon this objective.										
C4. Encourage the long	+	+	+	Medium	Local	Long Term	Improved perceptions of the areas					
erm sustainability of rafford's Town Centres				cessibility improve impact upon		r the opportunity to p	provide better access to the town centre	which will enhance its vitality and viability. As				
C5. Improve the social	0	0	0	Medium	N/A	N/A						
and environmental performance of the	The propose	ed policy is a	unlikely to h	ave a significant	impact upon	this objective.						

The policy has the potential to have a positive impact on a number of objectives. In particular, the delivery of public realm enhancements and accessibility improvements to Sale town centre could improve perceptions of the centre and increase the number of visitors to the centre. As such, the policy could enhance the vitality and viability of the centre and have a positive impact on the objective of encouraging the sustainability of Trafford's town centres. The public realm enhancements could also enhance the setting of nearby listed buildings and improve streetscapes. The policy therefore also has the potential to have some positive effect on the objectives that relate to townscape character and local neighbourhood quality.

By supporting the delivery of measures to improve access to the town centre the policy could have a positive impact on the objectives that relate to improving access to services and facilities; and enhancing choice of travel mode. The policy does not specifically state that the Council will support measures that improve access to the town centre by walking, cycling and public transport rather than by private car. However, the policy does state that the Council will support accessibility improvements in order to support the sustainable development of Sale Town Centre. The intention of the policy is therefore seemingly to support the delivery of measures that would improve access to the centre by sustainable modes of transport. As such, the policy could support some modal shift away from travelling by private car and could have a positive impact on the objectives that relate to reducing the effects of traffic on the environment; reducing the impacts of climate change; and protecting air quality.

The proposed policy would not have a negative or uncertain impact on any of the objectives.



Stretford Tow	n Centre Boundary Options
Option 1	Maintain existing town centre boundary as defined on the UDP Proposals Map
Option 2	Extend existing town centre boundary to include a section of the Bridgewater Canal, Streford Metrolink Station, the Essoldo Cinema, Stretford Public Hall, Lacy Street/Newton Street Car Park and adjoining employment uses, The Drum Public House, St Matthew's Church, Stretford Library and Mitford Street Clinic/Bennett Street Surgery.
Option 3	As per Option Two, in addition to a section of Barton Road between Stothard Road and Stretford House, also encompassing Wellington Street, Church Street and Chapel Lane.

Stretford Town Centr	e Boundary	/ Optio	ns												
		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						
Social															
S1. Achieve a better	Option 1	0	0	0	Medium	N/A	N/A								
balance and mix in the	Option 2	0	0	0	Medium	N/A	N/A								
housing market between	Option 3	0	0	0	Medium	N/A	N/A								
availability and demand	The choice of	he choice of boundary option for Stretford town centre is unlikely to have a significant impact on housing delivery and, as such, is unlikely to have a significant impact on													
	the objective.														
S2. Improve accessibility	Option 1	0	0	0	Medium	N/A	N/A								
for all to essential services	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on social							
and facilities	Option 3	+	+	+	Medium	Local	Long term	exclusion and quality of life							
	station and the and assist in f a number of q	Retaining the existing UDP boundary would be unlikely to have any significant impact on access to services and facilities. Both option 2 and 3 would result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. The Trafford Retail and Leisure Study (2007) identified a number of quantitative and qualitative deficiencies in the current retail and leisure offer and the larger town centre boundaries proposed by Options 2 and 3 could also support an enhanced provision of services and facilities. Both of these options could therefore have some positive impact on the objective.													
S3. Enhance transport	Option 1	0	0	0	Medium	N/A	N/A								
infrastructure, improve	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on social							
choice of travel mode and	Option 3	+	+	+	Medium	Local	Long term	exclusion							
quality of life to all communities.	station and the	e land bet	ween this	station an	d the Mall being	j included w	ithin the town centre		oth option 2 and 3 would result in the Metrolink tween the station and the existing town centre pact on the objective.						

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Stretford Town Centre	e Boundary	/ Optio	ns										
		Т	imescal	e			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on crime or fear of crime. Consequently, it is unlikely to have a significant impact on the objective.												
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					
	could create a	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Both option 2 and 3 would result in an expanded town centre which could create additional opportunities for the provision of services and facilities, retail and other employment generating uses. As such, both options 2 and 3 could have some positive impact on the 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 choice of significant imp				town centre is ι	ınlikely to h	ave a significant imp	pact on community facilities and id	entity and, as such, is unlikely to have a				
S7. Improve qualifications	Option 1	0	0	0	Medium	N/A	N/A						
and skills of the resident	Option 2	0	0	0	Medium	N/A	N/A						
population	Option 3	0	0	0	Medium	N/A	N/A						
	The choice of on the objective		option for	Stretford	town centre is ι	ınlikely to h	ave a significant imp	pact on qualifications and skills. As	s such, it is unlikely to have a significant impact				
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						
	The choice of	boundary	option for	Stretford	town centre is u	ınlikely to h	ave a significant imp	pact on health. As such, it is unlike	ely to have a significant impact on the objective.				
S9. Protect and improve	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on					
local neighbourhood	Option 2	++	++	++	Medium	Local	Long term	perceptions of the area					
quality	Option 3	++	++	++	Medium	Local	Long term						

		T	imescal	е			Nature of Eff	ect	
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	visually unattr	active. Ead 2 and 3 wo	ch of the could includ	ptions co e a greate	uld encourage i	mprovemen cant/underu	ts to the Mall and co	ould therefore have a positive imp	ghlights that the exterior façade of the Mall is pact on local neighbourhood quality. However, in Public House. Both of these options therefore
Environment									
E1. Reduce the effect of	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air	
traffic on the environment	Option 2	++	++	++	Medium	Local	Long term	quality and greenhouse gas	
	Option 3	++	++	++	Medium	Local	Long term	emissions	
	town centre. 7	This could	improve lii	nkages be	etween the station	on and the e	existing town centre		station and the Mall being included within the deast-west connections and access between this act on the objective.
E2. Protect, enhance and	Option 1	0	0	0	Medium	N/A	N/A		
restore open space,	Option 2	-	-	-	Low	Local	Long term	Secondary impacts on the	Use of ecological surveys and the development
	O 11 O								,
biodiversity, flora and fauna, geological and geo- morphological features	Option 3	-	-	-	Low	Local	Long term	image of the local area	management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
fauna, geological and geo-	Both options 2 as such, any of However, in the	developmente absence the over	ent in this I e of appro is impact.	ocation hapriate eco Option 1	acent to the Bri as the potential logical surveys	dgewater Ca affect a des and due to	anal within the town ignated natural asso	centre. This section of the Bridget. Both of these options could the proposals to protect	management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. ewater Canal is a designated wildlife corridor an
fauna, geological and geo-	Both options 2 as such, any o However, in the	developmente absence the over	ent in this I e of appro is impact.	ocation hapriate eco Option 1	acent to the Bri as the potential logical surveys	dgewater Ca affect a des and due to	anal within the town ignated natural asso	centre. This section of the Bridget. Both of these options could the proposals to protect	management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. ewater Canal is a designated wildlife corridor an erefore have a negative impact on this objective and enhance biodiversity, there is only a low
fauna, geological and geo- morphological features	Both options 2 as such, any o However, in the level of certain significant imp	developmene absencenty over the pact on the	ent in this I e of appro is impact.	ocation happing to the prince of the prince	acent to the Bri as the potential logical surveys would not includ	dgewater Ca affect a des and due to le land adja	anal within the town ignated natural asso Core Strategy policy cent to the Bridgewo	centre. This section of the Bridge et. Both of these options could the y R2 requiring proposals to protect ater Canal within the town centre	management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. ewater Canal is a designated wildlife corridor an erefore have a negative impact on this objective and enhance biodiversity, there is only a low

Stretford Town Centre	e Boundary	/ Optio	ns										
		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				
	All three of the options could support additional development which addresses Stretford's existing quantitative and qualitative deficiencies in its retail and leisure offer, as identified by the Trafford Retail and Leisure Study (2007). Consequently, each of the options could reduce the need for local residents to travel. Each of the options would also result in development being directed to an accessible location that is adjacent to Quality Bus Corridors and a Metrolink Station. As such, each of the options could encourage sustainable forms of travel and reduce carbon emissions from the transport sector. Options 2 and 3 would however result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, both of these options have the potential to have a more significant positive impact on the objective.												
E4. Reduce impact of	Option 1	+	+	+	Medium	Local	Long term						
climate change	Option 2	+	+	+	Medium	Local	Long term						
	Option 3	+	+	+	Medium	Local	Long term						
		All three of the options would result in town centre uses being directed to a location that comprises largely of land within Flood Zone 1. Sections of the area are considered to											
		be susceptible to surface water flooding. However, it is considered each of the options could have some positive impact on the objective.											
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						unlikely to ha	ave a significant imp	pact on the environmental impacts	of consumption and production. As such, it is				
	unlikely to hav	/e a signifi	cant impa	ct on the		T	1						
E6. Conserve land	Option 1	+	+	+	Medium	Local	Long term						
resources and reduce land	Option 2	+	+	+	Medium	Local	Long term						
contamination	Option 3	+	+	+	Medium	Local	Long term						
		ontaminat	ed Land F	Prioritisatio					remediation of sites that have been identified by ne proposed uses would have the potential to				
E7. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A						
water quality	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on					
	Option 3	+	+	+	Medium	Local	Long term	biodiversity and perceptions of the area.					

Stretford Town Centre	e Boundary	/ Optio	ns											
		Т	imescal	e			Nature of Eff	ect						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	contaminated													
E8. Protect and improve air	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on health,						
quality	Option 2	++	++	++	Medium	Local	Long term	particularly amongst those						
	Option 3	++	++	++	Medium	Local	Long term	who suffer from respiratory illnesses						
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	the options co to Quality Bus sector. Optior improve linkag town centre. A Option 1 Option 2 Option 3 The Trafford F visually unattr Options 2 and	uld reduce Corridors as 2 and 3 ges betwee as such, th ++ ++ Retail and active. Ear 3 would its	e the need and a Me would ho en the sta ere is a g + ++ + Leisure Sich of the conclude a ge town ce	tor local etrolink Stawever restion and threater lever here. + ++ tudy (2007 options congreater numerical states and congreater and congreat	residents to travation. As such, eation. As such, eation. As such, eatin.	vel. Each of the clink station at centre and at these opt Local Local Local Stretford Tomprovemen underused s	the options would a options could encound the land betwee assist in facilitating ions would have a pure Long term Long term Long term own Centre is in need to the Mall and cosites, such as the Estate of the Mall and cosites of the Mall and co	Ilso result in development being darage sustainable forms of travel are this station and the Mall being is improved east-west connections positive impact on the objective. Secondary impacts on perceptions of the area ed of urgent improvements and his ould therefore have a positive impacts of the Drum Publishold Cinema and the Drum Publishold Secondary impacts on perceptions of the area	nd Leisure Study (2007). Consequently, each of directed to an accessible location that is adjacent and reduce carbon emissions from the transport included within the town centre. This could and access between this area and the existing and ighlights that the exterior façade of the Mall is eact on townscape character. However, both colic House. In addition, would include a number of therefore have the potential to have a more					
Economic	1 0 11 1	T -	_	_			1							
EC1. Enhance Trafford's	Option 1	0	0	0	Medium	N/A	N/A							
high performance and	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on						
sustainable economy to	Option 3	+	+	+	Medium	Local	Long term	prosperity and deprivation						
provide a powerful contribution to regional growth		idditional o							would result in an expanded town centre which both options 2 and 3 could have some positive					

Stretford Town Centre	e Boundary	/ Optio	ns										
		Т	imescal	e			Nature of Effe	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
EC2. Reducing disparities	Option 1	0	0	0	Medium	N/A	N/A						
by releasing the potential	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on quality					
of all residents particularly	Option 3	+	+	+	Medium	Local	Long term	of life					
in areas of disadvantage	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Both option 2 and 3 would result in an expanded town centre which could create additional opportunities for the provision of retail and other employment generating uses. As such, both options 2 and 3 could have some positive impact on 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						
		The choice of boundary option for Stretford town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.											
EC4. Encourage the long	Option 1	+	+	+	Medium	Local	Long term						
term sustainability of	Option 2	++	++	++	Medium	Local	Long term						
Trafford's Town Centres	Option 3	++	++	++	Low	Local	Long term						
	potential to ha	ive a great ver level of	ter positive f certainty	e impact o regarding	n the objective the impact on t	as they wou	ıld result in an expa	nded town centre which could pro	objective. However, options 2 and 3 have the vide more opportunities for investment. There is d investment over too large an area which may				
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A						
and environmental	Option 2	0	0	0	Medium	N/A	N/A						
performance of the	Option 3	0	0	0	Medium	N/A	N/A						
economy	The choice of boundary option for Stretford town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.												
Sustainability Summary													

Stretford Town Centr	Stretford Town Centre Boundary Options												
		T	imescal	e			Nature of Effe						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

All three of the options for defining the Stretford town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives. Options 2 and 3 do however have the potential to have a positive impact on a greater number of objectives.

All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options would also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources and reducing the impacts of climate change.

All three of the options could reduce the need to travel by improving the quantitative and qualitative retail and leisure offer of Stretford town centre. Each of the options would also result in development being directed to an accessible location. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change: and protecting air quality. However, options 2 and 3 could improve connections between the existing town centre and the Metrolink station. As a consequence, both of these options have the potential to have a more significant positive impact on these objectives. Similarly, whilst all three options could have a positive impact on the objectives that relate to local neighbourhood quality and enhancing townscapes, options 2 and 3 would have the potential to have a greater impact on these objectives due to these options including a greater number of sites in need of enhancement within the town centre boundary. Options 2 and 3 would also have a more significant positive impact on the objective of encouraging the sustainability of Trafford's town centres.

Options 2 and 3 would also have a positive impact on the options that relate to access to services and facilities; choice of transport mode; poverty and deprivation; economic growth; water quality; and reducing economic disparities. Both of these options could however promote development taking place in close proximity to a designated wildlife corridor and could therefore have a negative impact on the objective that relates to biodiversity.

		Key fo	r effects		
		Ney 10	i ciiccis		
++ major positive;	+ minor positive;	0 neutral;	minor negative;	– major negative;	? uncertain

Policy STR1- Stretfor	d Town C	entre Ac	tion Are	as								
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social		•										
S1. Achieve a better balance and mix in the	++	++	++	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres					
housing market between availability and demand	site that cou Canal Work	Policy STR1 recognises that residential uses may be appropriate in Stretford Town Centre. In particular, policy STR1.6 identifies Land at Newton Street/Lacey Street as a site that could accommodate approximately 80 residential units. The policy also identifies Stretford Mall, Land at Bennett Street, Essoldo Cinema, Stretford Boatyard, Royal Canal Works and Land at Crossford Street as suitable sites for accommodating some residential development. Accordingly, the policy could make a major contribution to Trafford's housing mix.										
S2. Improve accessibility for all to essential services	++	++	++	Medium	More than local	Long Term	Improved Quality of Life					
and facilities	retail and co	This policy puts a strong emphasis upon locating new facilities and services in Stretford Town Centre. In particular, the policy identifies Stretford Mall (STR1.1) as a focus for retail and community facilities. Stretford Town Centre is one of Trafford's four main shopping centres and is in an accessible location that is adjacent to two Quality Bus Corridors and in close proximity to a Metrolink station. This policy should therefore help improve access to essential services and facilities.										
S3. Enhance transport	++	++	++	Medium	Local	Long Term						
infrastructure, improve	This policy p	outs strong e	emphasis up	on locating new	facilities and	services in Stretfor	d Town Centre which is one of the Boro	bugh's more accessible locations. This policy				
choice of travel mode and	should there	efore help im	prove acce	ssibility to esser	ntial services a	and facilities for loca	ll communities. The policy could also ha	ave a positive impact on the objective and its sub-				
quality of life to all						larly the proposals	for Stretford Station and Boatyard (STF	R1.5) which seeks development which improves				
communities.	the physical	environmer	nt and acces	sibility into the t	own centre.							
S4. Reduce crime, disorder	++	++	++	Medium	Local	Long Term	Secondary impacts on quality of life					
and the fear of crime	the potentia	I to have a n	najor positiv	e impact on the	objective. In a	addition, encouragir		e Core Strategy. As such, the policy would have would bring people into the town centre, crime.				
S5. Reduce poverty and	+	+	+	Medium	Local	Long Term	Improved quality of life					
social exclusion								to identified Regeneration Areas. A number of				
								or offices and the promotion of leisure and				
								ch, the policy has the potential to have some				
		act on the o	bjective and				ns and improving the financial position	of low income families.				
S6. Encourage a sense of	+	+	+	Medium	Local	Long Term	Improved quality of life					

Policy STR1- Stretfor	d Town C	entre Ac	tion Are	as									
	T	imescale				Nature of Ef	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the provision of a range of facilities including community and leisure facilities to serve communities within Stretford. The policy could therefore have a positive impact on the objective.												
S7. Improve qualifications	0	0	0	Medium	N/A	N/A							
and skills of the resident		Although some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.											
population			·										
S8. Improve the health	+ The nettern	# #	+	Medium	Local	Long Term	Secondary impacts on quality of life	hadfand announce to the addition to the con-					
and, inequalities in health of the population								tretford community in addition to the new					
of the population	Tesidents III	residents in the Town Centre. As such, the policy could therefore have a positive impact upon the objective.											
S9. Protect and improve	+	+	+	Medium	Local	Long Term							
local neighbourhood							ently in need of enhancement and coul	d give the location a sense of identity. The policy					
quality	could theref	ore improve	existing link	kages and neigh	bourhood qua	ality.							
Environment		ı				· -							
E1. Reduce the effect of	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon						
traffic on the environment	The provisio	n of convice	c facilities (and ampleyment	t apportunities	in Stratford town of	emissions and air quality.	sport should help to reduce the need to travel by					
								nould also encourage 'linked trips' which would					
	reduce the r			3103 3001 03 01	irctiora iviali, i		Land at Newton Olicet/Lacy Olicet, 31	louid also checarage linked trips which would					
E2. Protect, enhance and	-	-	-	Low	Local	Long term		Use of ecological surveys and the development					
restore open space,								management process to ensure any adverse					
biodiversity, flora and								impact is avoided or mitigated.					
fauna, geological and geo-								et – all of which are immediately adjacent to a					
morphological features								dor and therefore have a negative impact on the					
					ecological surv	eys and due to Cor	e Strategy policy K2 requiring proposal	s to protect and enhance biodiversity, there is					
E3. Reduce contributions	only a low le		inty over this	Medium	Local	Long Torm							
ES. Reduce contributions	+	+	+	iviedium	Local	Long Term							

Policy STR1- Stretfor	d Town C	entre Ac	tion Are	as									
	T	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
to climate change	efficiency m incorporate transport an	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 within the town centre would incorporate these measures. The policy would support the provision of services, facilities and employment opportunities in Stretford town centre which is accessible by public transport and the provision of a mix of uses in the Action Areas should also encourage 'linked trips'. As such, the policy has the potential to reduce the need to travel by car and could therefore have a positive impact on carbon emissions associated with the transport sector.											
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off					
	incorporate	The policy would direct development to locations that are within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SUDS. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the town centre would incorporate SUDS. However, the policy has the potential to have a positive impact on the objective.											
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.					
production		The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.											
E6. Conserve land	++	++	++	Medium	Local	Long Term							
resources and reduce land contamination	Trafford Cor Land at Nev	ntaminated I vton Street/I ed land. The	_and Prioriti _acy Street policy there	sation Mapping sites which have	as potentially been identifi	being medium or hi ed by the Trafford C a major positive im	gh risk contaminated land. In particular contaminated Land Prioritisation Mappir pact on the objective and its sub-object	a number of sites that were identified by the both the Stretford Station and Boatyard and as containing potentially medium risk tive of increasing the percentage of development					
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.						
	are a potent	tial source o	f pollutants	to the adjacent v	watercourses.	Consequently, the		ng as being potentially contaminated and which ve impact on the objective. There is however only tants to the adjacent 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 STR1- Stretfor	d Town C	Town Centre Action Areas												
	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 would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, the town centre falls within an Air Quality Management Area. The development proposed by the policy, particularly the provision of residential units and community facilities, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. There is however only a low level of certainty over this impact due to the fact that the Town Centre is well served by public transport and also because a detailed air quality management assessment has not been undertaken.													
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.							
distinctiveness of landscape and townscape character and cultural facilities	which seek t	Investment in Stretford Town Centre would offer the opportunity to enhance the townscape character and improve cultural facilities in particular policy STR1.3 and STR1.4 which seek to protect and enhance Stretford Public Hall and encourages the re-use of the Grade ii listed former Essoldo Cinema. The policy could therefore have a positive impact upon the objective.												
Economic														
EC1. Enhance Trafford's high performance and	++	++	++	Medium	Local	Long Term	Secondary impacts on job creation and prosperity.							
sustainable economy to provide a powerful contribution to regional growth								tion and a hotel. The policy therefore has the fore have a major positive impact on the						
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.							
of all residents particularly in areas of disadvantage		posed by th	e policy, su	ch as the hotel a				to identified Regeneration Areas. A number of ies. As such, the policy has the potential to have						
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend							
		football gro						ly close proximity of both the LCCC stadium and me positive impact on the image of Trafford as a						
EC4. Encourage the long	++	++	++	High	Local	Long Term	Improved perceptions of the areas							

Policy STR1- Stretford Town Centre Action Areas										
		imescale				Nature of Ef				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
term sustainability of Trafford's Town Centres	This policy would help improve the long term vitality and viability of Stretford Town Centre by directing new facilities and services to this location. The policy is therefore likely to have a significant positive impact upon the objective.									
EC5. Improve the social and environmental performance of the economy	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 wide range of sustainability objectives. It would result in development taking place in locations that are well served by public transport. It would also lead to the provision of a range of services and facilities to support the proposed and existing residential communities within Stretford. In particular, the policy identifies Stretford Mall as a focus for retail and community facilities. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure; and some positive effect on the objectives relating to reducing the effects of traffic on the environment and reducing contributions to climate change.

The policy also supports the delivery of a mix of other uses, including residential development at Stretford Mall, Land at Bennett Street, Land at Newton Street/Lacy Street, the Royal Canal works and Land at Crossford Street. The policy could therefore have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.

The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of potentially contaminated land, particularly on the Stretford Station and Boatyard and Land at Newton Street/Lacy Street sites which have been identified by the Trafford Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. Accordingly, the policy could have a major positive impact on the objectives that relate to conserving land resources and some positive impact on water quality.

The policy promotes development at Essoldo Cinema, Stretford Station and Boatyard and Land at Newton Street/Lacy Street – all of which are immediately adjacent to a designated wildlife corridor. The policy could therefore have some negative impact on the objective of protecting biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on each of these objectives.

The policy has the potential to generate additional employment opportunities and support economic growth. In particular, the promotion of retail and office development at Stretford Mall, the re-use of Stretford Public Hall for offices and the promotion of leisure and community uses at Essoldo Cinema and Land at Newton Street/Lacy Street could make a significant contribution to economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objectives of reducing disparities; and enhancing Trafford's image as a tourism destination.



Policy STR2 - Stretfor	rd Town Centre Public Realm Improvements										
	Timescale					Nature of E					
SA Objective	0-5	5-10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation			
	years	years	years				synergistic				
Social		-	2		-						
S1. Achieve a better	0	0	0	Medium	N/A	N/A					
balance and mix in the	The policy does not identify sites for housing development and is therefore unlikely to have a significant impact on the objective of achieving a better balance and mix in the										
housing market between availability and demand	housing market.										
S2. Improve accessibility	++	++	++	Medium	Local	Long Term	Secondary impacts on quality of life				
for all to essential services								ment of Stretford town centre. The policy could			
and facilities	therefore im	therefore improve accessibility to essential services and facilities located within the town centre. It could therefore have a significant positive impact on the objective.									
S3. Enhance transport	++	++	++	Medium	Local	Long Term					
infrastructure, improve	The policy places strong emphasis on improving pedestrian access into the heart of Stretford Town Centre. This policy could therefore have a major positive impact on the										
choice of travel mode and	objective and its sub-objective of improving participation in walking and cycling.										
quality of life to all communities.											
S4. Reduce crime, disorder	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life				
and the fear of crime	This policy will lead to the replacement of existing underused subways with surface level pedestrian crossings. This should help improve issues surrounding poor physical										
	environment and perceptions of crime. This policy could therefore have a positive impact on this objective.										
S5. Reduce poverty and	0	0	0	Medium	N/A	N/A					
social exclusion	The policy is unlikely to have any significant impact upon poverty and social exclusion. As such, it is unlikely to have any impact on the objective.										
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A					
community identity and	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										
welfare and value											
diversity, improve equity and equality of opportunity											
S7. Improve qualifications	0	0	0	Medium	N/A	N/A					
and skills of the resident		•	_		·	·	l kills. As such, it is unlikely to have a sig	nificant impact on the objective			
population	. no proposi	ou policy lo	armitory to th	aro a oigiiiioaiii	paot apon	quamioution and o	inner i to caon, it is animoly to have a sig	initiality impact on the objective.			
S8. Improve the health	+	+	+	Low	Local	Long Term	Secondary impacts on quality of life				

Policy STR2 - Stretford Town Centre Public Realm Improvements										
	Ī	imescale				Nature of E				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
and, inequalities in health of the population	The proposed policy identifies a range of measures that will be implemented to improve access to Stretford town centre, particularly for pedestrians and cyclists. The policy therefore has the potential to support participation in walking and cycling and could therefore have some positive effect on health. There is however only a low level of certainty over whether any such impact is likely to be significant.									
S9. Protect and improve	+	+	+	Medium	Local	Long Term				
local neighbourhood quality	The policy offers the opportunity to provide public realm enhancements and accessibility improvements. It could therefore improve existing neighbourhood quality. As such, the policy has the potential to have some positive impact on the objective.									
Environment										
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon emissions and air quality.			
	The policy offers the opportunity to provide public real enhancements and accessibility improvements to the town centre therefore providing better access to the town centre, particularly for pedestrians and cyclists. This may reduce the need to travel by car and the policy could therefore have some positive impact on the objective.									
E2. Protect, enhance and restore open space,	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.			
biodiversity, flora and fauna, geological and geo- morphological features	This policy would result in the creation of new green infrastructure elements at key sites within the Town Centre and provide a new green link between the town centre and Victoria Park (area of formal green space in close proximity to the town centre) and the Bridgewater Canal. The policy could therefore have a positive impact on the objective.									
E3. Reduce contributions	+	+	+	Low	Local	Long Term				
to climate change	The policy offers the opportunity to provide public real enhancements and accessibility improvements to the town centre therefore providing better access to the town centre, particularly for pedestrians and cyclists. This may reduce the need to travel by car and could therefore have a positive impact on the carbon emissions from the transport sector. The policy could therefore have some positive impact on the objective but there is however only a low level of certainty over whether any such impact is likely to be significant.									
E4. Reduce impact of	+	+	+	Low	Local	Long Term				
climate change	The policy encourages the provision of green infrastructure elements within the town centre. This green infrastructure could provide help mitigate the urban heat island effect and also help reduce surface water run-off. The policy therefore has the potential to have some positive impact upon this objective. There is however only a low level of certainty over whether any such impact is likely to be significant.									
E5. Reduce the	0	0	0	Medium	N/A	N/A				
environmental impacts of consumption and production	The policy is objective.	s unlikely to	have a sign	ificant impact up	oon the enviro	nmental impacts of	consumption and production. As such,	it is unlikely to have a significant impact on the		
E6. Conserve land	0	0	0	Medium	N/A	N/A				

Policy STR2 - Stretfor	rd Town Centre Public Realm Improvements										
	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 policy is unlikely to have a significant impact upon land resources or contamination. As such, it is unlikely to have a significant impact on the objective.										
E7. Protect and improve	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity.				
water quality	Green infrastructure and public realm improvements can moderate surface water run-off rates and minimise incidences of surface water and sewer flooding, both of which can have a detrimental impact on water quality. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty over whether any such impact is likely to be significant.										
E8. Protect and improve air	+	+	+	Medium	Local	Long Term					
quality	Stretford Town Centre falls within an Air Quality Management Area. However, the policy seeks the enhancement and provision of new green infrastructure elements and public realm improvements. Tree planting associated with the management and enhancement of areas of green infrastructure has the potential to have a beneficial impact on air quality by helping to remove pollutants from the atmosphere and the accessibility improvements for pedestrians and cyclists could help reduce travel by car. As such, the policy has the potential to have a positive 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	Investment in Stretford Town Centre would offer the opportunity to enhance the townscape character, in particular by the enhancement of green infrastructure within the town centre, and could also enhance the setting of a number of listed buildings. The policy could therefore have a positive impact upon the objective.										
Economic											
EC1. Enhance Trafford's high performance and	+	+	+	Low	Local	Long Term	Secondary impacts on job creation and prosperity.				
sustainable economy to provide a powerful contribution to regional growth	Enhancements to the public realm could have a positive impact upon the performance of the town centre through economic benefits to local businesses (for example by helping to increase retail rents). The policy could therefore have some positive impact on economic growth										
EC2. Reducing disparities	+	+	+	Medium	Local	Long Term					
by releasing the potential of all residents particularly in areas of disadvantage	The policy supports public realm enhancements and accessibility improvements in order to support the sustainable development of Stretford town centre. The policy could therefore improve accessibility to essential services and employment opportunities within the town centre. It could therefore have a positive impact on the objective										
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A					

	T	imescale				Nature of Ef						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
image as a tourism destination	The propos	The proposed policy is unlikely to have a significant impact upon this objective.										
EC4. Encourage the long term sustainability of Trafford's Town Centres		+ + + Medium Local Long Term Improved perceptions of the areas Public realm enhancements and accessibility improvements offer the opportunity to provide better access to the town centre which will enhance its vitality and viability. As such, the policy could therefore have a positive impact upon the objective										
EC5. Improve the social and environmental	0 The propos	0 ed policy is	0 unlikely to h	Medium ave a significant	N/A impact upon	N/A this objective.						

The policy has the potential to have a positive impact on a number of objectives, particularly those that relate to environmental issues. The provision of green infrastructure, including trees, has the potential to provide a range of habitats for species and can also play an important role in moderating the urban heat island effect and reducing surface water run-off rates and volumes. The planting of trees can also have a positive impact on air quality and climate change by absorbing pollutants and carbon dioxide from the atmosphere. As such, the policy has the potential to have some positive effect on the objectives relating to air quality; reducing contributions to climate change; reducing the effects of climate change; biodiversity; and water quality. The public realm enhancements could also improve the setting of nearby listed buildings and thereby have a positive effect on the objective that relates to townscape character.

The replacement of existing underused subways with surface level pedestrian crossing points will help deliver a more attractive pedestrian access into the heart of the town centre. This will not only help improve the physical environment but will also have a positive impact on the objectives relating to crime and local neighbourhood quality. Enhancing the public realm and improving accessibility may also have a major positive impact on objective relating to transport infrastructure and choice of mode of travel. It could also encourage people to walk or cycle and have some positive effect on the objectives that relate to health; access to services and facilities; and reducing the effects of traffic on the environment.

The proposed policy would not have a negative or uncertain impact on any of the objectives.



Urmston Town Centre Boundary Options									
Option 1	Maintain existing town centre boundary as defined on the UDP Proposals Map								
Option 2	Extend existing town centre boundary to include nos. 26 – 34 Crofts Bank Road.								
Option 3	Extend existing town centre boundary to include nos. 6 – 14 Church Road.								

Urmston Town Centre	e Boundary	Optio	ns						
		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
Social		•				•			
S1. Achieve a better	Option 1	0	0	0	Medium	N/A	N/A		
balance and mix in the	Option 2	0	0	0	Medium	N/A	N/A		
housing market between	Option 3	0	0	0	Medium	N/A	N/A		
availability and demand	The choice of the objective.	boundary	option for	Urmston	town centre is u	inlikely to ha	ave a significant imp	act on housing delivery and, as s	uch, is unlikely to have a significant impact on
S2. Improve accessibility	Option 1	0	0	0	Medium	N/A	N/A		
for all to essential services	Option 2	0	0	0	Medium	N/A	N/A		
and facilities	Option 3	0	0	0	Medium	N/A	N/A		
									ptions 2 and 3 would result in some increase in are also unlikely to have a significant impact on
	the objective.								
S3. Enhance transport	Option 1	0	0	0	Medium	N/A	N/A		
infrastructure, improve	Option 2	0	0	0	Medium	N/A	N/A		
choice of travel mode and	Option 3	0	0	0	Medium	N/A	N/A		
quality of life to all communities.	Each of the bo	oundary o _l	otions for	Urmston to	own centre is ur	nlikely to hav	ve a significant impa	act on this objective.	
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 choice of impact on the		option for	Urmston	town centre is u	ınlikely to ha	ave a significant imp	act on crime or fear of crime. Cor	sequently, it is unlikely to have a significant
S5. Reduce poverty and	Option 1	0	0	0	Medium	N/A	N/A		
social exclusion	Option 2	0	0	0	Medium	N/A	N/A		

Urmston Town Centre	Boundary	Option	าร									
		Т	imescal	е			Nature of Effe	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	Option 3	0	0	0	Medium	N/A	N/A					
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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on community facilities and identity and, as such, is unlikely to have a significant impact on the objective.										
S7. Improve qualifications	Option 1	0	0	0	Medium	N/A	N/A					
and skills of the resident	Option 2	0	0	0	Medium	N/A	N/A					
population	Option 3	0	0	0	Medium	N/A	N/A					
population		The choice of boundary option for Urmston town centre is unlikely to have a significant impact on qualifications and skills. As such, it is unlikely to have a 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					
	The choice of	boundary	option for	Urmston				oact on health. As such, it is unlike	ely to have a significant impact on the objective.			
S9. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A					
local neighbourhood	Option 2	0	0	0	Medium	N/A	N/A					
quality	Option 3	0	0	0	Medium	N/A	N/A					
	The choice of	boundary	option for	Urmston	town centre is u	ınlikely to ha	ave a significant imp	pact on this objective.				
Environment												
E1. Reduce the effect of	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air				
traffic on the environment	Option 2	+	+	+	Medium	Local	Long term	quality and greenhouse gas				
	Option 3	+	+	+	Medium	Local	Long term	emissions				
									a Quality Bus Corridor and a railway station. As			
								as an alternative to travelling by	car and have a positive impact on the objective.			
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					

Urmston Town Centre	e Boundary	Option	าร									
		Т	imescal	e			Nature of Eff	ect				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
biodiversity, flora and	Option 3	0	0	0	Medium	N/A	N/A					
fauna, geological and geo-		The choice of boundary option for Urmston town centre is unlikely to have a significant impact on biodiversity or open space. As such, it is unlikely to have a significant										
morphological features	impact on the objective.											
E3. Reduce contributions	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts				
to climate change	Option 2	+	+	+	Medium	Local	Long term	associated with climate				
	Option 3	+	+	+	Medium	Local	Long term	change				
									a Quality Bus Corridor and a railway station. As			
		such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have										
		impact on	the objec	ctive by re			issions from the tran	nsport sector.				
E4. Reduce impact of	Option 1	+	+	+	Medium	Local	Long term					
climate change	Option 2	+	+	+	Medium	Local	Long term					
	Option 3	+	+	+	Medium	Local	Long term					
									od Zone 1. Sections of the area are considered to			
							1	ıld have some positive impact on t	the objective.			
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						inlikely to ha	ave a significant imp	pact on the environmental impacts	of consumption and production. As such, it is			
	unlikely to hav		cant impa				T	1				
E6. Conserve land	Option 1	+	+	+	Medium	Local	Long term					
resources and reduce land	Option 2	+	+	+	Medium	Local	Long term					
contamination	Option 3	+	+	+	Medium	Local	Long term					
									remediation of sites that have been identified by			
					n Mapping as p	otentially co	ontaining contamina	ited land. Consequently, each of t	he proposed uses would have the potential to			
F7 D	have a positiv	· '				N1/A	N1/4	ı				
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					

Urmston Town Centre	e Boundary	/ Optio	าร											
		Т	imescal	e			Nature of Eff	ect						
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	contaminated	All three of the options could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. However, as the town centre is in excess of 250m from the nearest watercourse, it is unlikely that the remediation of these sites would have a significant impact on water quality.												
E8. Protect and improve air	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts						
quality	Option 2	+	+	+	Medium	Local	Long term	associated with climate						
	Option 3	+	+	+	Medium	Local	Long term	change						
	such, each of some positive	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a railway station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have some positive impact on the objective by reducing emissions from the transport sector.												
E9. Protect and enhance	Option 1	0	0	0	Medium	N/A	N/A	1						
the diversity and	Option 2	0	0	0	Medium	N/A	N/A	1						
distinctiveness of	Option 3	0	0	0	Medium	N/A	N/A							
landscape and townscape character and cultural facilities	The choice of boundary option for Urmston town centre is unlikely to have a significant impact on this objective.													
Economic														
EC1. Enhance Trafford's	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on						
high performance and	Option 2	+	+	+	Medium	Local	Long term	prosperity and deprivation						
sustainable economy to	Option 3	+	+	+	Medium	Local	Long term							
provide a powerful contribution to regional growth	Each of the oppositive impact			age increa	ised use of the t	town centre	and support some o	opportunities for economic develo	pment. As such, each option could have a					
EC2. Reducing disparities	Option 1	0	0	0	Medium	N/A	N/A							
by releasing the potential	Option 2	0	0	0	Medium	N/A	N/A							
of all residents particularly	Option 3	0	0	0	Medium	N/A	N/A							
in areas of disadvantage									Options 2 and 3 would result in some increase in					
	the town cent the objective.	re, given th	ne relative	ly small n	umber of addition	onal units th	at would be include	d within the centre these options a	are also unlikely to have a significant impact on					
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							

		Т	imescal	е			Nature of Eff	ect					
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
destination	Option 3	0	0	0	Medium	N/A	N/A						
		The choice of boundary option for Urmston town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.											
EC4. Encourage the long	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on					
term sustainability of	Option 2	+	+	+	Medium	Local	Long term	perceptions of the area.					
Trafford's Town Centres	Option 3	+	+	+	Medium	Local	Long term	1					
							ould focus investment on the objective.	ent in this area. As such, each of	the options would support the development o				
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A						
and environmental	Option 2	0	0	0	Medium	N/A	N/A						
performance of the	Option 3	0	0	0	Medium	N/A	N/A						
economy	The choice of boundary option for Urmston town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.												

All three of the options for defining the Urmston town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives.

All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options could also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources; and reducing the impacts of climate change.

All three of the options would also help ensure that town centres uses are directed to locations that are accessible by a choice of modes of transport. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change: and protecting air quality.

All three of the options have the potential to have a positive impact on the objective of enhancing Trafford's economic performance and would have a positive impact on the objective of encouraging the sustainability of Trafford's town centres.



Policy URM1 - Urmsto	on Town (Centre A	ction Ar	eas								
	T	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better balance and mix in the	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres					
housing market between availability and demand		Policy URM1 recognises that residential uses may be appropriate in Urmston Town Centre and specifically identifies Victoria Parade and Land at Station Road/Urmston Railway Station as action areas where residential uses may be appropriate. Accordingly, this policy has the potential to make a contribution to Trafford's housing mix.										
S2. Improve accessibility for all to essential services	++	++	++	Medium	More than local	Long Term	Improved quality of life					
and facilities		This policy puts strong emphasis upon locating new facilities and services in the town centre. Urmston Town Centre is one of Trafford's four main shopping centres and is in accessible location that is adjacent to a Quality Bus Corridor and a railway station. This policy should therefore help improve access to essential services and facilities.										
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	should there	++ ++ ++ Medium Local Long Term This policy puts strong emphasis upon locating new facilities and services in Urmston Town Centre which is one of the Borough's more accessible locations. This policy should therefore help improve accessibility to essential services and facilities for local communities. The policy could also have a positive impact on the objective and its sub-objective of improving participation in walking and cycling										
S4. Reduce crime, disorder and the fear of crime	the potentia	I to have a n	najor positiv	e impact on the	objective. In a	addition, encouragin	Secondary impacts on quality of life uilt in accordance with policy L7.4 of the g a range of uses in the Town Centre vote which will help to reduce incidents of	Core Strategy. As such, the policy would have would bring people into the town centre, crime.				
S5. Reduce poverty and social exclusion	the Victoria the policy ha											
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity												
S7. Improve qualifications	0	0	0	Medium	N/A	N/A						

Policy URM1 - Urmsto	on Town (Centre A	ction Ar	eas								
	Ţ	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
and skills of the resident population				s may be create ave a significar				ely to have a significant impact upon qualifications				
S8. Improve the health	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life					
and, inequalities in health of the population		The policy offers the potential to create new community facilities, such as new health services, possibly serving the wider Urmston community. As such, the policy could have a positive impact upon the objective.										
S9. Protect and improve	+	+	+	Medium	Local	Long Term						
local neighbourhood	This policy	offers the op	portunity to	improve sites w	ithin the town	centre that are curr	ently in need of enhancement and give	the location a sense of identity. The policy could				
quality	therefore im	therefore improve existing linkages and neighbourhood quality.										
Environment												
E1. Reduce the effect of	+	+	+	Medium	Local	Long Term						
traffic on the environment												
		car. The provision of a mix of uses at the Victoria Parade site and on the Land at Station Road/Urmston Railway Station should also encourage 'linked trips' which would reduce the need to travel.										
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A						
restore open space,								ely to have a significant impact on these features.				
biodiversity, flora and								to result in a loss of open space but it is also				
fauna, geological and geo- morphological features	unlikely to re	esult in the c	reation of n	ew, or extensio	n of existing, o	open space. It is the	refore unlikely to have a significant imp	pact on the objective.				
E3. Reduce contributions	+	+	+	Medium	Local	Long Term						
to climate change								and/or other low carbon, renewable and energy				
								velopment delivered within the town centre would				
								Urmston town centre which is accessible by public				
								the potential to reduce the need to travel by car				
54.5		1	e a positive			associated with the	transport sector.	1				
E4. Reduce impact of	+ "	+	+	Low	Local	Long Term						
climate change								by the policy would have the potential to				
								ny development delivered within the town centre				
	would incor	porate SuDS	o. However,	trie policy nas t	ne potential to	nave a positive im	pact on the objective.					

Policy URM1 - Urmsto	n Town C	Centre A	ction Are	eas									
	Т	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.					
production	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.												
E6. Conserve land	+	+	+	Medium	Local	Long Term							
resources and reduce land contamination	Trafford Cor	ntaminated L	and Prioriti	sation Mapping positive impac	as potentially t on the objec	being medium cont tive and its sub-obje	aminated land, including Land at Statio	a number of sites that were identified by the n Road/Urmston Railway Station. The policy evelopment built on previously developed land.					
E7. Protect and improve	0	0	0	Medium	N/A	N/A							
water quality	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. However, none of Action Areas are within 250m of a watercourse. Consequently, the policy is unlikely to have a significant impact on the objective.												
E8. Protect and improve air quality	-	-	-	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision					
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, parts of Station Road are designated as AQMAs and the policy would result in development being directed to this area. The development proposed by the policy, particularly the provision of residential units and community facilities, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. There is however only a low level of certainty over this impact due to the fact that the Town Centre is well served by public transport and also because a detailed air quality management assessment has not been undertaken.												
E9. Protect and enhance	+	+	+	Medium	Local	Long Term							
the diversity and distinctiveness of landscape and townscape character and cultural facilities	Investment i positive imp			would offer the	opportunity t		scape character and improve cultural fa	acilities. The policy could therefore have a					
Economic													

Policy URM1 - Urmsto	on Town (Centre A	ction Are	eas									
	Т	imescale				Nature of E	ffect						
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
EC1. Enhance Trafford's high performance and	++	++	++	Medium	Local	Long Term	Secondary impacts on job creation and prosperity.						
sustainable economy to provide a powerful contribution to regional growth	The policy promotes a mix of uses within Urmston Town Centre including a mix of retail uses, office accommodation and a hotel. The policy therefore has the pocreate employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective												
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.						
of all residents particularly in areas of disadvantage		The policy would result in development being directed to accessible locations within the town centre. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective.											
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend						
							n uses in the Urmston Town Centre. It a mage of Trafford as a tourism destination	lso specifically supports the provision of a hotel on.					
EC4. Encourage the long	++	++	++	High	Local	Long Term	Improved perception of the area.						
term sustainability of Trafford's Town Centres				ong term vitality upon the object		of Urmston Town C	entre by directing new facilities and serv	vices to this location. The policy is therefore likely					
EC5. Improve the social	0	0	0	Medium	N/A	N/A							
and environmental	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												
performance of the economy	on the objective.												
Sustainability Summary													

Policy URM1 - Urmsto	Policy URM1 - Urmston Town Centre Action Areas												
	T	imescale											
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					

The policy has the potential to have a positive impact on a wide range of sustainability objectives. It would result in development taking place in locations that are well served by public transport and would lead to the provision of a range of services and facilities to support the proposed and existing residential communities within Urmston. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure; and some positive effect on the objectives relating to reducing the effects of traffic on the environment and reducing contributions to climate change. Through leading to the provision of a mix of uses including residential units within the town centre the policy could also have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.

The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objective that relate to conserving land resources. However, the policy would have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on these objectives.

The policy has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objective of reducing disparities. It could also have some positive impact on the objective of enhancing Trafford's image as a tourism destination.

		Vov fo	r offooto		
		ney io	r effects		
++ major positive;	+ minor positive;	0 neutral;	minor negative;	– major negative;	? uncertain

Policy URM2 - Urmsto	on Town (Centre P	ublic Re	alm Improv	ements			
	T	imescale				Nature of E	fect	
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 d housing ma		ntify sites fo	r housing develo	opment and is	therefore unlikely to	have a significant impact on the objec	tive of achieving a better balance and mix in the
S2. Improve accessibility	+	+	+	Medium	Local	Long Term		
for all to essential services and facilities								ment of Urmston Town Centre. The policy could have some positive impact on the objective.
S3. Enhance transport	+	+	+	Medium	Local	Long Term		
infrastructure, improve								ian access into the town centre could have a
choice of travel mode and	positive imp	act on the o	bjective and	l its sub-objectiv	e of improving	g participation in wa	king and cycling.	
quality of life to all								
communities.	0		0	Madiana	NI /A	NI/A		
S4. Reduce crime, disorder and the fear of crime	O The policy is	0	0	Medium	N/A	N/A	s unlikely to have a significant impact u	non the chiective
	O	O O	nave any in	Medium	N/A	N/A	s unlikely to have a significant impact u	роп тве објестие.
S5. Reduce poverty and social exclusion	•	U	•				n. As such, it is unlikely to have any im	aget on the chicetive
	O	O O	nave any si O	gnilicant impact Medium	N/A	N/A	n. As such, it is unlikely to have any im	bact on the objective.
S6. Encourage a sense of community identity and	·	Ū	•			*	e. As such, it is unlikely to have a signi	ficant impact on the objective
welfare and value	The policy is	s utilikely to	nave a sign	ilicani impaci up	JOH COMMUNIC	y identity and wellar	e. As such, it is utilikely to flave a signi	ilicant impact on the objective
diversity, improve equity								
and equality of opportunity								
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		
and skills of the resident	The propose	ed policy is ι	unlikely to h	ave a significant	t impact upon	qualifications and s	kills. As such, it is unlikely to have a sig	nificant impact on the objective.
population								
S8. Improve the health	+	+	+	Low	Local	Long Term	Secondary impacts on quality of life	
and, inequalities in health								As such, the policy has the potential to have
of the population	some positiv	ve impact or	the objecti	ve. There is ho	wever only a	low level of certainty	over whether any such impact is likely	to be significant.

Policy URM2 - Urmsto	on Town (Centre P	ublic Re	alm Improv	ements			
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S9. Protect and improve	+	+	+	Medium	Local	Long Term		
local neighbourhood							ty improvements. The policy could there	efore improve existing linkages and
quality	neighbourho	ood quality.	As such, the	policy has the	potential to ha	ive some positive in	npact on the objective.	
Environment				1				
E1. Reduce the effect of	+	+	+	Medium	Local	Long Term		
traffic on the environment								nerefore providing better access to the town
F2 P				•			al to have some positive impact on the	objective.
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A		
restore open space, biodiversity, flora and	I ne policy is	s unlikely to	nave an imp	pact on open spa	ace or blodive	ersity. As such, the p	policy is unlikely to have a significant eff	ect on the objective.
fauna, geological and geo-								
morphological features								
E3. Reduce contributions	0	0	0	Medium	N/A	N/A		
to climate change	The policy is	s unlikely to	have an imp	pact on the redu	ction to climat	e change. As such,	it is unlikely to have a significant impac	t on the objective.
E4. Reduce impact of	0	0	0	Medium	N/A	N/A		
climate change	The propose	ed policy is ι	unlikely to h	ave a significant	impact upon	this objective.		
E5. Reduce the	0	0	0	Medium	N/A	N/A		
environmental impacts of		s unlikely to	have a sign	ificant impact up	on the enviro	nmental impacts of	consumption and production. As such,	t is unlikely to have a significant impact on the
consumption and	objective.							
production E6. Conserve land	0	0	0	Medium	N/A	N/A		
resources and reduce land	The policy is	0 unlikely to	0 have a sign				I mination. As such, it is unlikely to have	a significant impact on the objective
contamination	The policy is	s utilikely to	nave a sign	ilicarit ilripact up	on the land it	esources and contai	illination. As such, it is utilikely to have	a significant impact on the objective.
E7. Protect and improve	0	0	0	Medium	N/A	N/A		
water quality	The policy is	s unlikely to	have a sign	ificant impact or	the objective) <u>.</u>		
		•						
E8. Protect and improve air	0	0	0	Medium	N/A	N/a		
quality	The propose	ed policy is ι	ınlikely to h	ave a significant	impact upon	this objective.		
E9. Protect and enhance	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions	
the diversity and							of the area	

Policy URM2 - Urmsto	on Town (Centre Pu	ublic Re	alm Improv	ements			
	Т	imescale				Nature of Ef	ifect	
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	Public realm positive imp			cessibility impro	vements offer	the opportunity to e	enhance the townscape character of the	e town centre. The Policy could therefore have a
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	O The propose	O ed policy is u	0 Inlikely to h	Medium ave a significant	N/A impact upon	N/A this objective.		
EC2. Reducing disparities	0	0	0	Medium	N/A	N/A		
by releasing the potential of all residents particularly in areas of disadvantage	The propose	ed policy is u	ınlikely to h	ave a significant	impact upon	this objective.		
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A		
image as a tourism destination	The propose	ed policy is ι	ınlikely to h	ave a significant	impact upon	this objective.		
EC4. Encourage the long	+	+	+	Medium	Local	Long Term		
term sustainability of Trafford's Town Centres						the opportunity to p npact upon the obje		which will enhance the vitality and viability of the
EC5. Improve the social	0	0	0	Medium	N/A	N/A		
and environmental performance of the	The propose	ed policy is u	ınlikely to h	ave a significant	impact upon	this objective.		
economy Sustainability Summary								
Sustamability Summary								

Policy URM2 - Urmsto	on Town (Centre P	ublic Re	alm Improv	ements			
	T	imescale				Nature of Ef	ifect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

The policy has the potential to have a positive impact on a number of objectives, particularly those that relate to environmental issues and local neighbourhood quality. Enhancing the public realm and improving accessibility would have a positive impact on objectives relating to transport infrastructure, choice of travel and quality of life as it may encourage people to walk or cycle. The public realm enhancements and accessibility improvements proposed by the policy also offer the opportunity to provide better access to the town centre and the policy therefore has the potential to have some positive impact on the objective of encouraging the long term sustainability of Trafford's town centres. The policy could also have a positive effect on the objective of improving townscape character. It could also encourage people to walk or cycle and have some positive effect on the objectives that relate to health; access to services and facilities; and reducing the effects of traffic on the environment.

The proposed policy would not have a negative or uncertain impact on any of the objectives.

+ minor positive;

++ major positive;

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

Appendix N

District Centres

Policy DC1 - District (Centres							
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social		-		•			•	
S1. Achieve a better balance and mix in the	+	+	+	Medium	Local	Long Tern	Positive impact on the vitality and viability of the town centres	
housing market between availability and demand	The policy re to Trafford's				appropriate ir			he potential to make some positive contribution
S2. Improve accessibility	+	+	+	Medium	Local	Long Term	Improved quality of life	
for all to essential services and facilities							ough's District Centres. This policy shoun facilities to meet local needs.	uld therefore help improve accessibility to
S3. Enhance transport	+	+	+	Medium	Local	Long Term	Improved quality of life	
infrastructure, improve choice of travel mode and quality of life to all communities.								of services and facilities within convenient walking proving participation in walking and cycling.
S4. Reduce crime, disorder	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
and the fear of crime	potential to	have a posit	ive impact o		In addition, b	y encouraging activ		ore Strategy. As such, the policy would have the ould support the provision of natural surveillance
S5. Reduce poverty and	+	+	+	Medium	Local	Long Term	Improved quality of life	
social exclusion								nt opportunities. As such, the policy has the ng the financial position of low income families.
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and welfare and value	The policy is	s unlikely to	have any si	gnificant impact	upon commu	nity identity and we	lfare. As such, it is unlikely to have a sig	nificant impact on the objective.
diversity, improve equity and equality of opportunity								
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		
and skills of the resident population				es may be create nave a significan			yment opportunities, the policy is unlike	ly to have a significant impact upon qualifications
S8. Improve the health	0	0	0	Medium	N/A	N/A		
					L			

Policy DC1 - District (Centres							
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
and, inequalities in health of the population	The policy is	s unlikely to	have a sign	ificant impact u	oon health and	d health inequalities	. As such, it is unlikely to have a signifi	cant impact on the objective.
S9. Protect and improve local neighbourhood	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.	
quality		include prop						at in these centres to achieve high standards of diguality and thereby have a positive impact upon
Environment	•							
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon emissions and air quality.	
							f shops and other services and facilities ar to access services and facilities.	s to serve the local community. The policy could
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A		
restore open space,	The sites id	entified by th	e policy are	not in particula	irly close prox	imity to any designa	ited natural assets and the developmen	nt of these sites is therefore unlikely to have a
biodiversity, flora and fauna, geological and geo- morphological features		esult in a los						viously developed land. The policy is therefore pace. It is therefore unlikely to have a significant
E3. Reduce contributions	+	+	+	Medium	Local	Long Term		
to climate change	efficiency m shopping ar	easures. The ea would inc	ere is howe corporate th	ver only a low le ese measures.	evel of certain The policy wo	ty over this impact duld however protect	lue to it being uncertain whether or not the primary shopping area of the town	and/or other low carbon, renewable and energy any development delivered within the primary centre and could therefore help local t on carbon emissions from the transport sector.
E4. Reduce impact of	+	+	+	Low	Local	Long Term		
climate change	There is how	wever only a	low level of	f certainty over	this impact du		iin whether or not any development del	cy would have the potential to incorporate SUDS. ivered within the town centre would incorporate
E5. Reduce the	?	?	?	Low	Local	Long Term		
environmental impacts of consumption and production	The develop developmer			policy is likely to	result in was	te being managed o	ff site. However, at present there is ins	ufficient information to determine the impacts of

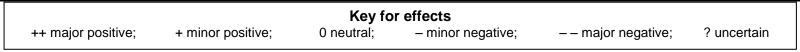
Policy DC1 - District (Centres							
	Т	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E6. Conserve land	+	+	+	Medium	Local	Long Term		
resources and reduce land contamination	Contaminate	ed Land Pric	ritisation M	apping as poten	tially being co	ntaminated land. Ti	ne policy therefore has the potential to helopment built on previously developed	umber of sites that were identified by the Trafford nave a positive impact on the objective and would land.
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	are a potent	ial source of	f pollutants t	to the adjacent v	watercourses.	Consequently, the		g as being potentially contaminated and which we impact on the objective. There is however only into 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
	particularly i	n Sale Moor	and Timpe		ithin Air Quali			fore have an adverse impact on local air quality f certainty over this impact because a detailed air
E9. Protect and enhance	+	+	+	Medium	Local	Long Term		
the diversity and distinctiveness of landscape and townscape character and cultural facilities	Investment i a positive im				offer the oppo	ortunity to enhance t	he landscape and townscape character	r of the Centres. The policy could therefore have
Economic								
EC1. Enhance Trafford's high performance and	+	+	+	Medium	Local	Long Term	Secondary impacts on job creation and prosperity	
sustainable economy to provide a powerful contribution to regional growth							elopment for main town centre uses. Thicy could therefore have a positive impa	ne policy therefore has the potential to create act on the objective

Policy DC1 - District (Centres							
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
EC2. Reducing disparities by releasing the potential	+	+	+	Medium	Local	Long Term	Secondary impacts on job creation and prosperity	
of all residents particularly in areas of disadvantage	Any new de positive imp			tre uses within	the Borough's	District Centres cou	uld create employment opportunities. As	s such, the policy has the potential to have some
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A		
image as a tourism destination	The policy is objective.	s unlikely to	have any si	gnificant impact	upon Trafford	d's Image as a touris	et destination. As such, the policy is unli	kely to have a significant impact upon the
EC4. Encourage the long	+	+	+	Medium	Local	Long Term		
term sustainability of Trafford's Town Centres	centres, tow upon this ob	n centres, d ejective. Th	istrict centre ne policy alle	es and local cen lows for the prov	tres. Therefo ision of a med	re the provision of a	dditional A1 uses within these centres were in Sale Moor which could address the	ences to town centres or centres apply to city will have a direct and substantial positive impact e present quantitative and qualitative deficiencies
EC5. Improve the social	0	0	0	Medium	N/A	N/A		
and environmental			have a sign	ificant impact up	on the social	and environmental	performance of Trafford's economy. As	s such, it is unlikely to have a significant impact
performance of the economy	on the object	ctive.						
Sustainability Summary	<u> </u>							

The policy has the potential to have a positive impact on a range of sustainability objectives. The policy has the potential to generate additional employment and support economic growth. As such, it could have a positive impact on the objectives relating to enhancing Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion. In addition, by supporting the provision and maintenance of local services and facilities, the policy has the potential to have a positive effect on the objectives that relate to access to services and facilities; choice of mode of travel; reducing the effects of traffic on the environment and reducing contributions to climate change.

The policy could also support the redevelopment of previously developed and potentially contaminated land and could therefore have some positive effect on the objectives relating to conserving land resources and improving water quality. Other objectives that the policy could have a positive effect on include those that relate to achieving a better mix and balance in the housing market; crime and fear of crime; local neighbourhood quality; reducing the effects of climate change; and enhancing townscape character. By supporting the development of A1 uses in the Borough's district centres, the policy could also have a positive impact on the objective of encouraging the sustainability of Trafford's town centres.

However, the policy would 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. There is however only a low level of certainty about the impact on these objectives.



Appendix N

Local Centres

Policy LC1 - Local Ce	ntres							
	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							that a significant amount of residential tive of achieving a better balance and n	development would be delivered in identified nix in the housing market.
S2. Improve accessibility	++	++	++	Medium	Local	Long Term	Improved quality of life	
for all to essential services and facilities	appropriate	provision of hin Local Hu	additional s ubs in partic	hops and facilit	ies in these ar	eas. The policy also ore help protect and	seeks to protect key community faciliti	tinations and Radial Parades and encourages the es, such as post offices, banks, health centres, and facilities and, as a result, will have a major
S3. Enhance transport	++	++	++	Medium	Local	Long Term		
infrastructure, improve choice of travel mode and quality of life to all communities.	Radial Para	des. This po	licy should	therefore help e	nsure that the	re is a range of faci		ubs, Local Parades, Radial Destinations and in convenient walking distance and thereby and
S4. Reduce crime, disorder	+	+	+	Medium	Local	Long Term	Secondary Impacts on quality of life	
and the fear of crime	potential to I	have a posit	ive impact o	on the objective.	In addition, e	ncouraging a range		trategy. As such, the policy would have the people into these areas, increasing the usage of
S5. Reduce poverty and	+	+	+	Medium	Local	Long Term	Improved quality of life	
social exclusion	Ensuring loo positive imp			ccess to retail fa	cilities and es	sential services wou	uld have the potential to reduce social e	exclusion. The policy would therefore have a
S6. Encourage a sense of	+	+	+	Medium	Local	Long Term	Improved quality of life	
community identity and								. It also specifically seeks to The policy also
welfare and value			nmunity fac	ilities, such as p	ost offices, ba	inks, health centres	, libraries, within Local Hubs in particula	ar. The policy could therefore have a positive
diversity, improve equity and equality of opportunity	impact on th	e objective.						
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		
and skills of the resident population	The policy is	s unlikely to	have a sign	ificant impact or	n skills and qu	alifications. As such	n, the policy is unlikely to have a signific	ant impact on the objective.

Policy LC1 - Local Ce	entres							
	T	imescale				Nature of E	ffect	
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S8. Improve the health	0	0	0	Medium	N/A	N/A		
and, inequalities in health	The policy is	s unlikely to	have a sign	ificant impact or	n health. As si	uch, the policy is un	likely to have a significant impact on th	e objective.
of the population								
S9. Protect and improve	+	+	+	Medium	Local	Long Term		
local neighbourhood								location a sense of identity. The policy could
quality	therefore im	prove existi	ng linkages	and neighbourh	ood quality. A	s such, the policy w	ould have a positive impact on the obj	ective.
Environment								
E1. Reduce the effect of	+	+	+	Medium	Local	Long Term	Secondary impacts on air quality	
traffic on the environment							and greenhouse gas emissions	
		ance of loca	l communiti	es and could the				ange of services and facilities within convenient these areas could also encourage 'linked trips'
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A		
restore open space,	The policy s	0 eeks to prot	0 ect existing		·	·	neir use. As a result, it is unlikely that t	he policy would have any significant impact upon
restore open space, biodiversity, flora and		0 eeks to prot	0 ect existing		·	·	neir use. As a result, it is unlikely that t	he policy would have any significant impact upon
restore open space, biodiversity, flora and fauna, geological and geo-	The policy s	0 eeks to prot	0 ect existing		·	·	heir use. As a result, it is unlikely that t	he policy would have any significant impact upon
restore open space, biodiversity, flora and fauna, geological and geo- morphological features	The policy s open space	0 eeks to prot	0 ect existing	Local Centres r	ather than sig	nificantly intensify the	neir use. As a result, it is unlikely that t	he policy would have any significant impact upon
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions	The policy s open space	0 eeks to prot and biodive	0 ect existing rsity.	Local Centres r	ather than sig	nificantly intensify the		
restore open space, biodiversity, flora and fauna, geological and geo- morphological features	The policy s open space	O eeks to prot and biodive	0 ect existing rsity. + promoted by	Low the policy would	ather than sig Local d have the po	nificantly intensify the Long Term tential to incorporate	e on-site microgeneration technologies	and/or other low carbon, renewable and energy
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions	The policy s open space + The new de efficiency m	0 eeks to prot and biodive + velopment peasures. Th	O ect existing rsity. + promoted by ere is howe	Low the policy would ver only a low le	Local d have the poevel of certain	Long Term tential to incorporate ty over this due to it	e on-site microgeneration technologies being uncertain whether or not any de	and/or other low carbon, renewable and energy evelopment delivered within the Local Centres
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions	The policy s open space + The new de efficiency m would incorp	0 eeks to prot and biodive + velopment peasures. Theorate these	o ect existing rsity. + promoted by ere is howe measures.	Low the policy would ver only a low let	Local d have the poevel of certain d support the	Long Term tential to incorporate ty over this due to it provision of new re	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities	and/or other low carbon, renewable and energy velopment delivered within the Local Centres swithin the Local Centres which should reduce
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions	The policy s open space + The new de efficiency m would incorp the need for	eeks to prot and biodive + velopment p easures. Th porate these	ect existing rsity. + promoted by ere is howe measures. punities to tra	Low the policy would ver only a low let The policy would avel in order to a	Local d have the poevel of certain d support the meet their day	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities	and/or other low carbon, renewable and energy evelopment delivered within the Local Centres
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions to climate change	The policy sopen space + The new de efficiency m would incorpute need for have a position of the policy sopen space.	eeks to prot and biodive + velopment peasures. The porate these local committive impact of	ect existing rsity. + bromoted by ere is howe measures. punities to train carbon er	Low the policy would ver only a low law law law law law law law law law la	Local d have the poevel of certaind support the meet their day	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s ransport sector.	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities	and/or other low carbon, renewable and energy velopment delivered within the Local Centres swithin the Local Centres which should reduce
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions to climate change	The policy sopen space + The new de efficiency m would incorp the need for have a position of the second s	eeks to prot and biodive + velopment peasures. The porate these local committive impact of the porate to the peasures of the	ect existing rsity. + bromoted by ere is howe measures. punities to train carbon er	Low the policy would ver only a low lavel in order to missions associated to me the policy would avel in Medium	Local d have the poevel of certaind support the meet their day ated with the the N/A	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s ransport sector.	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities uch, the policy has the potential to red	and/or other low carbon, renewable and energy evelopment delivered within the Local Centres is within the Local Centres which should reduce uce the need to travel by car and could therefore
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions to climate change	The policy sopen space + The new de efficiency m would incorpute need for have a position of the policy and the policy of the p	teeks to proto and biodive these clocal commutative impact of the protocol of	ect existing rsity. + promoted by ere is howe measures. punities to train carbon er 0 opment pro	Low the policy would ver only a low lawel in order to a missions associal Medium moted by the policy which is the policy would be a second to	Local d have the poevel of certain d support the meet their day ated with the total N/A	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s ransport sector. N/A ve the potential to ir	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities uch, the policy has the potential to red	and/or other low carbon, renewable and energy velopment delivered within the Local Centres swithin the Local Centres which should reduce
restore open space, biodiversity, flora and fauna, geological and geo- morphological features E3. Reduce contributions to climate change	The policy sopen space + The new de efficiency m would incorpute need for have a position of the policy and the policy of the p	teeks to proto and biodive these clocal commutative impact of the protocol of	ect existing rsity. + promoted by ere is howe measures. punities to train carbon er 0 opment pro	Low the policy would ver only a low lavel in order to missions associated to me the policy would avel in Medium	Local d have the poevel of certain d support the meet their day ated with the total N/A	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s ransport sector. N/A we the potential to in	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilitie uch, the policy has the potential to red	and/or other low carbon, renewable and energy evelopment delivered within the Local Centres is within the Local Centres which should reduce uce the need to travel by car and could therefore in to have a significant impact upon reducing
restore open space, biodiversity, flora and fauna, geological and geomorphological features E3. Reduce contributions to climate change E4. Reduce impact of climate change	The policy sopen space + The new de efficiency mould incorporthe need for have a position of the policy of the po	+ velopment peasures. Theorate these local commitive impact of the peasures. Theorate service impact of the peasures of the pe	ect existing rsity. + promoted by ere is howe measures. punities to train carbon ere to compare the comparent production, it is unlike	Low the policy would ver only a low let The policy would avel in order to missions associated Medium moted by the poly to have any in	Local d have the po evel of certain d support the meet their day ated with the t N/A blicy would ha mpact upon th	Long Term tential to incorporate ty over this due to it provision of new re to day needs. As s ransport sector. N/A ve the potential to ir	e on-site microgeneration technologies being uncertain whether or not any de tail development, services and facilities uch, the policy has the potential to red	and/or other low carbon, renewable and energy evelopment delivered within the Local Centres is within the Local Centres which should reduce uce the need to travel by car and could therefore

Policy LC1 - Local Ce	ntres										
	T	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
production		The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.									
E6. Conserve land	+	+	+	Medium	Local	Long Term					
resources and reduce land contamination	Trafford Cor	ntaminated L	₋and Prioriti	sation Mapping	as potentially	being contaminated		ntain a number of sites that were identified by the tential to have a positive impact on the objective developed land.			
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.				
	are a potent	tial source of	f pollutants	to the adjacent	watercourses.	Consequently, the		ng as being potentially contaminated and which ive impact on the objective. There is however only nearby watercourses.			
E8. Protect and improve air	0	0	0	Medium	N/A	N/A					
quality	appropriate there is a ra	to their prin	cipal role a I shops and	s a shopping a	nd service cer convenient v	ntres for local residivalking distance of	ents. In addition, it is recognised that local residents and thereby reduce the	for a level of development in these centres that is the protection of Local Centres could ensure that e need to travel in order to access these facilities.			
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	Investment objective.	in Local Cer	tres would	offer the opport	unity to enhan	ce the townscape c	haracter of these hubs. The policy cou	ld therefore have a positive impact upon the			
Economic											
EC1. Enhance Trafford's	+	+	+	Medium	Local	Long Term					
high performance and sustainable economy to provide a powerful contribution to regional	Local Centro	es, as centre	es for main t	town centre use	s are an impo	rtant component of	economic growth. The policy could the	erefore have a positive impact upon the objective.			
growth EC2. Reducing disparities	0	0	0	Medium	N/A	N/A					
Loz. Neudonig disparities	U	U	U	Mediuiii	IN/A	111/7	<u> </u>				

Policy LC1 - Local Ce	ntres										
	T	imescale									
SA Objective	0-5 years	5-10 years	10+ years	Mitigation							
by releasing the potential of all residents particularly in areas of disadvantage		Although some job opportunities may be created through the enhancement of existing Local Centres, the policy is unlikely to have a significant impact upon reducing disparities as it is unlikely that a large number of employment opportunities would be created.									
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A					
image as a tourism destination	The policy is unlikely to have a significant impact upon the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective										
EC4. Encourage the long	+	+	+	Medium	Local	Long Term					
term sustainability of Trafford's Town Centres	centres, tow size of the c	The policy provides support for the development of A1 uses in the Borough's local centres. The NPPF confirms that references to town centres or centres apply to city centres, town centres, district centres and local centres. The policy states that permission will only be granted for retail development where it is of a scale appropriate to the size of the centre. Accordingly, the policy is likely to have a positive impact upon the sustainability of Trafford's town centres through ensuring the viability of a local centre without compromising other centres.									
EC5. Improve the social	0	0	0	Medium	N/A	N/A					
and environmental performance of the economy		The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.									

The policy has the potential to have a positive impact on a range of sustainability objectives. It provides protection for existing shops and facilities and encourages the appropriate provision of new shops and services. The policy could therefore help ensure that there is an appropriate range of facilities to meet the day to day needs of local residents and would thereby have a major positive impact on the objectives relating to access to services and facilities and choice of travel mode; and some positive impact on the objectives concerned with reducing the need to travel; reducing social exclusion; and reducing contributions to climate change. By encouraging investment in these Local Centres, the policy also has the potential to have some positive effect on the objectives that relate to local neighbourhood quality; the character of townscapes; and economic growth.

Other objectives that the policy has the potential to have a positive impact on include those that relate to conserving land resources; water quality; crime; and community welfare.

The policy seeks to protect rather than intensify the existing Local Centres and, as a result, is likely to have a neutral impact on a number of objectives, such as air quality and biodiversity. In addition, whilst some job opportunities may be created through the enhancement of existing neighbourhood centres, the policy is unlikely to have a significant impact upon the objective relating to skills and qualifications. The policy does however specify that new retail development will only be permitted where it is of a scale appropriate to the size of the centre and, as such, it should have a direct positive impact upon the objective of encouraging the long term sustainability of Trafford's town centres.

The policy is unlikely to have a negative impact on any of the sustainability objectives. The impact of the policy on the environmental impacts of consumption and production is however considered to be uncertain as there is insufficient information to determine the impacts of development on the objective.

Appendix P

Out of Centre Retail

Policy OR1 - Retail W	arehouse	Parks						
	T .	imescale				Nature of E		
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	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
S2. Improve accessibility	-	-	-	Medium	Local	Long Term		
for all to essential services and facilities		goods retai			generate som	e additional vehicula		ic transport, the provision of additional bulky sthe potential to have some negative impact on
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	s unlikely to	nave any si		upon transpo			kely 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				etail Warehouse e impact on the		have the potential to	be built in accordance with policy L7.4	of the Core Strategy. As such, the policy would
S5. Reduce poverty and	+	+	+	Medium	Local	Long Term	Improved quality of life	
social exclusion		he potential		ne positive impa	ct on the obje	ctive and its sub-obj		tion of employment opportunities. As such, the is and improving the financial position of low
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 up	oon communit	y identity and welfar	re. As such, it is unlikely to have a sign	ficant impact on the objective.
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		
and skills of the resident population				s may be create a significant im			portunities, the policy is unlikely to have	a significant impact upon qualifications and
S8. Improve the health	0	0	0	Medium	N/A	N/A		

Policy OR1 - Retail W	arehouse	Parks										
	Ţ	imescale				Nature of E	ffect					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
and, inequalities in health of the population	The policy is	s unlikely to	have a sign	ificant impact or	n health. As su	uch, it is unlikely to l	have a significant impact on the objecti	ve.				
S9. Protect and improve	0	0	0	Medium	N/A	N/A						
local neighbourhood quality	The policy is	s unlikely to	have a sign	ificant impact or	n neighbourho	ood quality. As such	, it is unlikely to have a significant impa	ct on the objective.				
Environment												
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long Term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.				
	Although a number of the existing Retail Warehouse Parks are accessible by a choice of modes of transport, including public transport, the provision of additional bulky comparison goods retail provision would inevitably generate some additional vehicular movements. The policy therefore has the potential to have some negative impact on the objective.											
E2. Protect, enhance and	0	0	0	Medium	N/A	N/A						
restore open space, biodiversity, flora and fauna, geological and geo- morphological features	significant ir	mpact on the esult in a los	ese features	. The policy wo	uld direct deve	elopment to a location	on that comprises predominantly of pre	nt of these sites is therefore unlikely to have a viously developed land. The policy is therefore pace. It is therefore unlikely to have a significant				
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long Term	Secondary impacts associated with climate change	Secure enhancements to public transport services.				
	efficiency m	easures. Th these meas	ere is howe ures. In add	ver only a low le lition, the policy	evel of certain	ty over this impact o tial to result in some	due to it being uncertain whether or not	and/or other low carbon, renewable and energy any development delivered on the site would ated emissions. As such, the policy would have				
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
-	considered	White City Retail Park and Altrincham Retail Park both fall within Flood Zone 1. However, Trafford Retail Park falls partly within Flood Zone 2 and sections of the site are considered to be susceptible to surface water flooding. 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.				

Policy OR1 - Retail W	arehouse	Parks									
	T	imescale				Nature of E	ffect				
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
production		The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.									
E6. Conserve land resources and reduce land	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area				
contamination	the Trafford	Contaminat	ed Land Pri	oritisation Mapp	ing as potenti	ally being medium r		s contain a number of sites that were identified by fore has the potential to have a positive impact wilt on previously developed land			
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.				
	are a possib	ole source of	pollutants t	o the adjacent v	vatercourses.	Consequently, the p		g as being potentially contaminated and which we impact on the objective. There is however only ants 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. Application of maximum parking standards. Secure tree planting and other green infrastructure provision			
	adverse imp	act on local	air quality,	particularly as th	ne sites are al	within close proxim		ar movements and could therefore have an ore have a major negative impact on the			
E9. Protect and enhance	0	0	0	Medium	N/A	N/a					
the diversity and distinctiveness of	The policy is	s unlikely to	have a sign	ificant impact up	oon the charac	cter of landscapes a	and townscapes. As such, it is unlikely t	o have a significant impact on the objective.			
landscape and townscape character and cultural facilities											
Economic											
EC1. Enhance Trafford's	0	0	0	Medium	N/A	N/A					

Policy OR1 - Retail W	arehouse	Parks									
	Т	imescale				Nature of E					
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Mitigation				
high performance and sustainable economy to provide a powerful contribution to regional growth		The policy does not seek to direct significant amounts of employment development to the Retail Warehouse Parks. It is therefore unlikely to have any significant impact upor he objective.									
EC2. Reducing disparities	+	+	+	Medium	Local	Long Term	Improved quality of life				
by releasing the potential of all residents particularly in areas of disadvantage		The policy aims to protect existing retail facilities within the Borough's Retail Warehouse Parks which could lead to the creation of employment opportunities. As such, the policy has the potential to have some positive impact on the objective.									
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A					
image as a tourism destination	The policy is	unlikely to	have any im	pact on Trafford	d as a tourism	destination. As suc	sh, the policy is unlikely to have a signif	icant impact upon the objective.			
EC4. Encourage the long	+	+	+	Medium	Local	Long term					
term sustainability of Trafford's Town Centres	be accommo for bulky cor	odated on a mparison go	sequentially ods and that	<pre>/ preferable site It other main tow</pre>	and where the on centre use:	ere is no significant s are not considered	adverse impact on any defined town c	s development for A1 or A3 uses where it cannot entre. It also emphasises that these facilities are letail Warehouse Parks. The policy should bjective.			
EC5. Improve the social	0	0	0	Medium	N/A	N/A					
and environmental performance of the economy	The policy is on the object		have a sign	ificant impact up	on the social	and environmental	performance of Trafford's economy. A	s such, it is unlikely to have a significant impact			
Sustainability Summary											

Policy OR1 - Retail W	Policy OR1 - Retail Warehouse Parks												
SA Objective	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					

The policy would have no significant impact on the majority of the objectives. However, the policy seeks to ensure that new development at the Retail Warehouse Parks does not have a detrimental impact on the vitality and viability of Trafford's town centres and the policy should therefore have a positive effect on the objective of encouraging the long term sustainability of Trafford's town centres. The policy would also have the potential to support the generation of some additional employment opportunities and could therefore have some positive effect on the objectives that relate to poverty and social exclusion; and reducing economic disparities.

The policy would also result in development being directed to a number of sites considered to be previously developed land and would have the potential therefore to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and some positive impact on water quality.

However, the policy would have the potential to have an uncertain impact on the objectives relating to air quality and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on this objective. In addition, the redevelopment of these out of centre sites for bulky goods comparison retailing will ultimately lead to additional vehicular movements. As a result, it is considered that the policy would have a negative or uncertain impact on the objectives relating to air quality; reducing traffic impact; access to services and facilities; and reducing contributions to climate change. This negative impact could be mitigated through the provision of enhancements to public transport services.

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

Site Address	White City Retail Park, Chester Road		
Site Reference	CFS-1242-154		
Proposed Use	Retail Park	Site Area	5.58 ha

White City Retail Park, Ch	nester Ro	ad								
	Timescale Nature of Effect									
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 objective.	the site as a	ı retail park v	vould not result in	the loss of a p	reviously identified h	nousing site and would be unlikely to have	ve any significant impact on the		
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services			
	Metrolink s on the objectives of de-	tations and vective. Whilst evelopment.	vithin 20 min it is recognis Consequent	outes travel time of sed that public tra	f essential servines insport services of certainty tha	rices by public trans s can change over ti	of a Quality Bus Corridor, less than 800 port. As such, the proposed use of the s me, the site is within a Priority Regenera ansport services will be maintained and	ite could have a major positive impact ation Area that is a focus for significant		
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services			
	The site is neighbourh	also within 4 nood centre o	00m of a Quon Seymour	iality Bus Corridoi Grove/Talbot Roa	r, less than 800 ad. The allocation	m from Trafford Bar	osed cycle routes that will form part of the and Old Trafford Metrolink stations and stail park could therefore significantly impobjective.	within walking distance of 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		

White City Retail Park, Ch	nester Ro	ad						
		Timescale				Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	policy L7.4	. The propos	ed use of th	e site could there	fore have a pos	sitive impact on the	site would have the potential to be desig objective. There is however only a low le ce with Core Strategy policy L7.4.	
S5. Reduce poverty and social	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	
exclusion	retail park, help reduce impact as t	which may he poverty and	nelp protect of exclusion of existing retails	existing jobs and and and the poter	support investn itial to have a n	nent that could creat najor positive impac	proposed allocation of the site could su te further employment opportunities. Co t on this objective. There is however onl ne site as a retail park would create a sig	onsequently, the proposed use could y a low level of certainty over this
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	llikely to hav	ve 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	0	0	Medium	N/A	N/A		
skills of the resident population	The propos	sed use is un	likely to hav	e an impact on qu	ualifications and	d skills. It is therefor	e unlikely to have any significant effects	on the objective.
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.
	pollution, th	ne proposed	use of the s	ite has the potent	ial to have a ne		e of noise. Consequently, due to the pro e objective. There is however only a low e use.	
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		
neighbourhood quality				park would not re ficant effects on the		ovement of any neg	lected land/sites identified on the Traffo	rd Derelict Property and Sites list. As

White City Retail Park, Ch	nester Ro	oad						
		Timescale	•			Nature of Eff	iect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Environment		•	•					
E1. Reduce the effect of traffic 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 choice of means of transport.
	greater. The existing re-	ne site is how sidential area	vever within 2 as. In addition	100m of a Quality n, the site is alrea	Bus Corridor, I dy in use as a	ess than 800m from retail park. As such,	delling Report as operating with a volum two Metrolink stations and within conve it is considered to be uncertain whether other the proposed use would have a sig	enient walking distance of some the allocation of the site as a retail
E2. Protect, enhance and restore	0	0	0	Medium	N/A	N/A	The proposed also weard have a sign	initiodite inipact on the objective.
open space, biodiversity, flora			·				ne allocation of site as a retail park would	d be unlikely to have a significant
and fauna, geological and geo- morphological features		water quality						
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 develo	opment on th	e site would	have the potentia	to incorporate	on-site microgener	ation technologies and/or other low carb	
							tions to climate change. There is howev te would incorporate these measures.	er only a low level of certainty over
E4. Reduce impact of climate	0	+	+	Low	Local	Long term		
change	low/mediung risk in other is however	m risk of floo er locations, t	ding. The all hrough, for e	ocation of the site example, the use	as a retail par of SuDS. As su	k could encourage in ch, the proposed us	vater management zone. The site is thei nvestment in the area which may provide se of the site has the potential to have a ark and its allocation as a retail park may	e some opportunities to reduce flood positive impact on the objective. There
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.

White City Retail Park, Chester Road												
		Timescale)									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.											
E6. Conserve land resources and	0	++	++	Low	Local	Long term	Improved perceptions of the area.					
reduce land contamination	The site is identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land and the site is also included on the NLUD database. As such, the allocation of the site as a retail park proposed use of the site could support investment in the area and provide opportunities to remediate contaminated land. As such, the proposed use has the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.											
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	The site is quality.											
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.				
	The site is partly within an AQMA. It is however also within 400m of a Quality Bus Corridor, less than 800m from two Metrolink stations and within convenient walking distance of existing residential areas. In addition, the site is already in use as a retail park. As such, it is uncertain whether the allocation of the site as a retail park would have any significant impact on traffic generation and associated vehicular emissions. As such, it is uncertain whether the proposed use would have a significant impact on the objective.											
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of landscape and townscape character and cultural facilities	175m from	the site and	is separated	d from it by existin	g medium-rise	development. The p	the site is the grade II listed Trafford Toveroposed use of the site is therefore unlicant impact on this objective.					

contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres D The site is tourism of which are objective. retail park Centres D The site is tourism of which are objective. retail park The site is this area so this area so tourism of the site is this area so this area so this area so this area so the contract of the site is this area so the contract of the site is this area so the contract of the site is this area so the contract of the site is this area so the contract of the site is this area so the contract of the site is this area so the contract of the site is the site is the contract of the contract of the site is the site is the contract of the contract of the site is the contract of the contract of the contract of the site is the contract of th	use could h	+ + Hocation of the site could have a positive i	Certainty	Scale More than	Nature of Eff Permanence Long term	Secondary, cumulative, synergistic Secondary impacts on job creation	Mitigation						
ECONOMIC EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres D The propo proposed of The propo proposed of The site is may help proposed of the proposed of The site is tourism of which are objective. The site is tourism of the proposed of The proposed of The proposed of The site is tourism of the proposed of The propose	+ psed allocations could head the second head	+ + Hocation of the site could have a positive in	Low	More than		synergistic	Mitigation						
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres O The propo proposed of The site is may help proposed of the proposed of	osed allocati use could h	llocation of the site could have a positive i	_		Long term	Cocondany imposts on job greation							
performance and sustainable economy to provide a powerful contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres The propo proposed The site is may help p employme certainty o additional O The site is tourism off which are objective. retail park The propo proposed of the propo	osed allocati use could h	llocation of the site could have a positive i	_		Long term	Cocondary imposts on job greation							
contribution to regional growth EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres D The site is tourism of which are objective. retail park Centres proposed O The site is tourism of which are objective. retail park The site is tourism of which are objective. retail park	use could h	ould have a positive i	auld auggest the	local		and prosperity							
releasing the potential of all residents particularly in areas of disadvantage EC3. Enhance Trafford's image as a tourism destination EC4. Encourage the long term sustainability of Trafford's Town Centres The site is may help properties of may help			The proposed allocation of the site could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the proposed use could have a positive impact on the objective. There is however only a low level of certainty over this impact due to the site being an existing retail park.										
as a tourism destination The site is tourism off which are objective. retail park EC4. Encourage the long term sustainability of Trafford's Town Centres The site is tourism of which are objective. retail park The site is tourism of which are site is this area site.	O ++ ++ Low Local Long term Secondary impacts on quality of life. The site is within the Old Trafford Priority Regeneration Area. The proposed allocation of the site could support the continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the proposed use could create employment opportunities within a Priority Regeneration Area and thereby have a major positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities.												
sustainability of Trafford's Town Centres The site is this area s	fer will be somajor tourise There is ho	e Old Trafford regene I be supported. The stations	site is also locate s. The proposed us w level of certain	d in close proxi use of the site v ty over this imp	imity to the Lancash would have the poter pact as the site is an	by R6 as a key area where appropriate price County Cricket Ground and Manches natial to support this tourism destination a existing retail park and it is uncertain whation.	ster United's football stadium, both of and have a positive impact on the						
set out in r		be limited to the sale	e of bulky compa	rison goods an	d stipulates that pro	park and Core Strategy policy W2 requir posals to expand the existing retail park ly to have a significant impact on the ob	should be justified against the tests						
EC5. Improve the social and environmental performance of the economy Sustainability Summary				N/A have a significa	N/A ant impact on the so	cial or environmental performance of the	e economy and, as such, is unlikely to						

White City Retail Park, Chester Road												
		Timescale	•			Nature of Eff	ect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

The proposed allocation of the site as a retail park has the potential to have a positive impact a number of sustainability objectives. However, as the site is already in use as a retail park there is only a low level of certainty about the impact on a number of sustainability objectives.

The site is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the proposed allocation of the site could have a major positive impact on the objectives that relate to improving accessibility to essential services and facilities and improving choice of travel mode. The site is within Old Trafford Priority Regeneration Area and its allocation as a retail park could support the continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the allocation of the site has the potential to have a major positive impact on the objectives of reducing poverty and social exclusion and reducing economic inequalities; and some positive impact on the objective of enhancing Trafford's economic performance.

The allocation of the site could also have a positive impact on several environmental objectives. In particular, it could support the remediation of an area of potentially contaminated land and may 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 impacts of climate change.

The allocation of the site could however have a negative impact on the objective that relates 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 about this as a retail park 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. It is also uncertain whether the allocation of the site would have any significant impact on the amount of traffic generated by the site and, as such, the allocation of the site would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.



Site Address	Trafford Retail Park		
Site Reference	CFS07-1045-72; CFS12-1045-72		
Proposed Use	Retail (convenience and comparison)	Site Area	8.23 ha

Trafford Retail Park											
		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 objective.	the site as a	retail park v	vould not result in	the loss of a p	reviously identified h	nousing site and would be unlikely to have	ve any significant impact on the			
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 direct development to 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 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				
							also within 800m of a local centre and a ion in walking or cycling and would have				
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 adjacent to a range of different uses and any development delivered on the site would have the potential to be designed in accordance with Core 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 impair 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.				

Trafford Retail Park												
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
exclusion	The proposed allocation of the site could support the continued use of the site as a retail park, which may help protect existing jobs. The site is not located in proximity to a Priority Regeneration Area or a Regeneration Area but is less than 800m from a major bus station. As such, the proposed allocation could have positive impact on reducing poverty or social exclusion.											
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 obj	ective.				
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A						
skills of the resident population	The propos	sed use is un	likely to hav	e an impact on qu	ialifications and	d skills. It is therefor	e unlikely to have any significant effects	on the objective.				
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 sources of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that the proposed use of the site 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				park would not re ficant effects on th		rovement of any neg	plected land/sites identified on the Traffo	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.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.				
	greater. The already in the	ie site is with use as a reta	in 250m of a il park. As s	a bus stop and les uch, it is consider	s than 800m fr ed to be uncer	om a bus station. In tain whether the allo	delling Report as operating with a volur addition, the site is already in use as a scation of the site as a retail park would impact on the objective.	retail park. In addition, the site is				

Trafford Retail Park									
		Timescale)			Nature of Eff	ect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	O The site is	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.	
	this wildlife developme developme	e corridor by ent delivered ent. There is	existing built on the site c however only	development and ould however have	I, as such, the a ve a positive im rtainty over this ce.	allocation of the site pact on this objectiv s impact due to it be	ite is within 300m of a wildlife corridor. It is unlikely to have an adverse impact of e by enhancing existing open space or ving uncertain whether or not any develo	n any designated natural assets. Any wildlife habitat within 300m of the pment on the site would make a	
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	e proposed u	se of the site for h	nas the potentia	al to reduce contribu	ation technologies and/or other low carb tions to climate change. There is howev te 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 any dev	elopment that		he site may red	quire some mitigation	surface water flooding. The site is there n in order to ensure that flood risk is not		
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.	
	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site work 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.		

Trafford Retail Park												
		Timescale	•			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
reduce land contamination	NLUD data	The site is identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land and the site is also included on NLUD database. As such, the proposed allocation could support investment in the area and provide opportunities to remediate contaminated land. As such, proposed use has the potential to have a major positive impact on the objective.										
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
quality	potentially contamina	medium risk	contaminate however on	ed land. As such,	the allocation o	of site could have so	site could result in the remediation of lan me positive impact on the objective by e aclear whether any contamination on the	eliminating a potential source of				
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.				
							partly within an AQMA. Nevertheless, the					
							e any significant impact on traffic gener mpact on the objective.	ation and associated vehicular				
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A						
diversity and distinctiveness of landscape and townscape character and cultural facilities	There are setting of a	no Conserva any designate	ition Areas o ed heritage a	r listed buildings v assets. As such, th	vithin 300m of the si	the site. The propos te is unlikely to have	ed use of the site is therefore unlikely to e a significant impact on this objective.	have a significant impact on the				
Economic												
EC1. Enhance Trafford's high	0	+	+	Low	More than	Long term	Secondary impacts on job creation					
performance and sustainable					local		and prosperity					
economy to provide a powerful		The proposed allocation of the site could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the										
contribution to regional growth	proposed (use could ha	ve a positive	impact on the ob	jective. There i	s however only a lov	w level of certainty over this impact due	to the site being an existing retail park.				
EC2. Reducing disparities by	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.					

Trafford Retail Park												
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
releasing the potential of all residents particularly in areas of disadvantage		The proposed allocation of the site could result in the provision of employment and training opportunities in a location that is within 3km of a Regeneration Area and which is linked to this area by a high frequency public transport system. As such, it has the potential to have some positive impact on the objective.										
EC3. Enhance Trafford's image	0	0	0	Medium	N/A							
as a tourism 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 allocation of the site is unlikely to have a significant effect 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 t	own or distr	ict centre. Neverth	neless, the site	is an existing retail	park and Core Strategy policy W2 requi	res indicates that development within				
Centres							posals to expand the existing retail park					
	set out in n	ational guida	ince. As suc	th, the proposed a	llocation of the	site would be unlike	ely to have a significant impact on the ob	pjective.				
EC5. Improve the social and	0	0	0	Medium	N/A	N/A						
environmental performance of	The allocat	The allocation of the site as a retail park is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to										
the economy	have any s	nave any significant effect on the objective.										
Sustainability Summary												

Trafford Retail Park								
		Timescale	;			Nature of Eff	ect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation

The proposed allocation of the site has the potential to have a positive impact a number of sustainability objectives. However, as the site is already in use as a retail park there is only a low level of certainty about the impact on a number of sustainability objectives.

The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed allocation of the site could have a major positive impact on the objectives that relate to improving accessibility to essential services and facilities and improving choice of travel mode. The allocation of the site could support its continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the allocation of the site has the potential to have a positive impact on the objectives of reducing poverty and social exclusion; reducing economic inequalities; and enhancing Trafford's economic performance.

The allocation of the site could also have a positive impact on several environmental objectives. In particular, it could support the remediation of an area of potentially contaminated land and may therefore have a major positive effect on the objective relating to land resources and contamination and some positive impact on the objective of protecting water quality. Other objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; biodiversity; and crime.

The allocation of the site could however have a negative impact on the objective that relates 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 about this as a retail park is not normally considered to be a noise sensitive use. The proposed allocation could also result in development taking place in Flood Zone 2 and may therefore have some negative impact on the objective of reducing the impacts of climate change. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. It is also uncertain whether the allocation of the site would have any significant impact on the amount of traffic generated by the site and, as such, the allocation of the site would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.



Altrincham Reta	Altrincham Retail Warehouse Park Boundary									
Option 1	Retain existing UDP boundary									
Option 2	Reduce the size of the retail park by releasing land to the south of Atlantic Street for employment development.									

Altrincham Retail Wa	rehouse Pa	ırk Bou	ndary						
		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
Social									
S1. Achieve a better	Option 1	0	0	0	Medium	N/A	N/A		
balance and mix in the	Option 2	0	0	0	Medium	N/A	N/A		
housing market between availability and demand	Neither option the objective.	is likely to	support	the deliver	y of new housir	ng or have a	n impact on balance	e of the housing market. Both opt	ions are unlikely to have a significant impact on
S2. Improve accessibility for all to essential services	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the	
and facilities	Option 2	++	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
								or and less than 800m from a Menpact on the objective.	trolink station and within 20 minutes travel time of
S3. Enhance transport infrastructure, improve choice of travel mode and	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and	
quality of life to all communities.	Option 2	++	++	++	Medium	Local	Long term	enhancement of public transport services	
	Network and v	which is w	ithin 400m	of a Qua	lity Bus Corrido	r and less th	nat is within close pr an 800m from a Me ajor positive impact	etrolink station. Both options could	that will form part of the Strategic Active Travel I therefore significantly improve the use of public
S4. Reduce crime, disorder and the fear of crime	Option 1 Option 2	+ +	+ +	+ +	Low Low	Local Local	Long term Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Altrincham Retail Wa	rehouse Pa	ark Bou	ndary							
		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	
		ct on the o	bjective. 7	There is h	owever only a lo				L7.4. Both options could therefore have a ether any development delivered on the site would	
S5. Reduce poverty and	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on quality		
social exclusion	Option 2	++	++	++	Medium	Local	Long term	of life.		
	certainty that retail park wor	Option 1 wuld create	ould have a significa	e a signific ant numbe	cant impact on the or of additional e	nis objective mployment	e given that the site i opportunities. By co tial to have a major i	is an existing retail park and it is ι	verty. There is however only a low level of uncertain whether the allocation of the site as a site for employment development within the	
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 diversity, improve equity and equality of opportunity	Both options a	are unlikely	y to have	a significa	nt impact upon	community	identity and welfare.	. As such, it is unlikely to have a s	significant impact on the objective.	
S7. Improve qualifications	Option 1	0	0	0	Medium	N/A	N/A			
and skills of the resident	Option 2	++	++	++	Low	Local	Long term			
population									the objective. By contrast, Option 2 has the	
									tive. There is however only a low level of	
	•	this impac	ct as it is p	resently ι	uncertain wheth			nent would offer apprenticeships.	•	
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		n is likely to	have a s					unlikely to have a significant impa	ct on the objective.	
S9. Protect and improve	Option 1	0	0	0	Medium	N/A	N/A			
local neighbourhood	Option 2	0	0	0	Medium	N/A	N/A			
quality	•	•				neglected	land/sites identified	on the Trafford Derelict Property	and Sites list. Both options are therefore unlikely	
	to have a significant impact on the objective.									
Environment										
E1. Reduce the effect of	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on air	Secure improvements to the public transport	

Altrincham Retail Wa	rehouse Pa	ırk Bou	ndary								
		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		
traffic on the environment	Option 2	?	?	?	Low	Local	Long term	quality and greenhouse gas emissions.	network and ensure that the development is accessible by a choice of means of transport.		
	Both options have 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 Str (2009) as a route that experiences periods of acute and serious congestion. Both options would however direct development to a location that is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. In addition, it unclear whether either option would generate more traffic than the additional use of the Consequently, it is considered to be uncertain whether either option would have any significant impact on the objective.										
E2. Protect, enhance and restore open space,	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse		
biodiversity, flora and fauna, geological and geo-	Option 2	-	-	-	Low	Local	Long term		impact on the wildlife corridor is avoided or mitigated.		
morphological features	Both of the options could potentially result in development taking place in a location that is immediately adjacent to the Bridgewater Canal wildlife corridor. As such, both options have the potential to have an adverse impact on a designated natural asset and could therefore have a negative effect on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										
E3. Reduce contributions	Option 1	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process		
to climate change	Option 2	+	+	+	Low	Local	Long term	associated with climate change	to ensure development complies with Core Strategy policy L5		
	renewable and	d energy e	efficiency i	measures.	As such, both	options have	e the potential to red		tion technologies and/or other low carbon, nge. There is however only a low level of certainty asures.		
E4. Reduce impact of	Option 1	+	+	+	Low	Local	Long term				
climate change	Option 2	+	+	+	Medium	Local	Long term				
	Both options would direct development to a location that is within Flood Zone 1. Both options could encourage investment in the area which may provide some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, both options have the potential to have a positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and the continued allocation of the whole area as a retail park may not have a significant impact on investment in the area.										
E5. Reduce the	Option 1	?	?	?	Low	Local	Long term	Secondary impact on the	Use of the development management process		
environmental impacts of consumption and	Option 2	?	?	?	Low	Local	Long term	need to identify landfill sites	to ensure development complies with Core Strategy policy L6 and the Waste DPD.		

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Altrincham Retail War	rehouse Pa	ırk Bou	ndary								
		Timescale					Nature of Eff	ect			
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
production	Both options are likely to result in mainly off-site provision for the management of waste. Waste generated by any development within the retail park 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	Option 1	++	++	++	Low	Local	Long term	Improved perceptions of the			
resources and reduce land	Option 2	++	++	++	Medium	Local	Long term	area.			
contamination	Both of the options could support the remediation of land that is identified by the Contaminated Land Prioritisation Mapping as potentially containing high risk contaminal land. As such, the both options could have a major positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.										
E7. Protect and improve	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation			
water quality	Option 2	+	+	+	Medium	Local	Long term				
	Both of the options could support development on areas of previously developed land that are immediately adjacent to the Bridgewater Canal. The development of these areas could enhance the setting of this watercourse and also eliminate a potential source of contaminants. Accordingly, both options have the potential to have a positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.										
E8. Protect and improve air quality	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.		
	Option 2	?		?	Low	Local	Long term				
	Both options have the potential to generate some additional traffic and the site is located partly within an AQMA. Both options would however direct development to a location that is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. In addition, it unclear whether either option would generate more traffic than the additional use of the site. Consequently, it is considered to be uncertain whether either option would have any significant impact on the objective.										
E9. Protect and enhance the diversity and distinctiveness of	Option 1	?	?	?	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		
landscape and townscape character and cultural facilities	Option 2	?	?	?	Low	Local	Long term		assets is avoided or mitigated. Secure high standards of design		

Altrincham Retail Wa	i ellouse ra	IIK DUU	ndary								
		Timescale					Nature of Effe				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Economic	Both options could result in development taking place within close proximity to the grade II listed former Lloyds bank and post office and another grade II listed building to the south on the opposite side of the Bridgewater Canal. Any development that took place in this area could potentially have some impact on the setting of these heritage assets, depending on the scale and form of any development that came forward. The setting of these heritage assets is however already influenced by large scale employment and commercial units in the vicinity. As such, it is considered to be uncertain whether either option would have a significant impact on the setting of these heritage assets or on the objective of protecting townscape character.										
	0 " 1	1									
EC1. Enhance Trafford's	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on job			
high performance and	Option 2	++	++	++	Medium	Local	Long term	creation and prosperity			
sustainable economy to provide a powerful	Option 1 could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the proposed option could have a positive impact on the objective. There is however only a low level of certainty over this impact due to the site being an existing retail park. By contrast, Option 2 would result in the										
contribution to regional											
growth		creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and would also have 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. Option 2 could therefore have a major positive impact on the objective.									
EC2. Reducing disparities	Option 1	+	+	+	Low	Local	Long term	Increased opportunities and			
by releasing the potential	Option 2	++	++	++	Medium	Local	1 1	1			
of all recidents particularly	Both options have the potential to create some employment opportunities and could therefore have a positive impact on economic disparities. There is however only a low										
of all residents particularly	Both options h	nave the p	otential to	create so			Long term es and could therefore	quality of life. ore have a positive impact on eco	nomic disparities. There is however only a low		
in areas of disadvantage	level of certain	nty that Op	tion 1 wo	uld have a	me employmen a significant imp	t opportuniti act on this c	es and could thereforbjective given that t	ore have a positive impact on eco	nd it is uncertain whether the allocation of the site		
	level of certain as a retail par	nty that Օր k would cr	otion 1 wo eate a sig	uld have a nificant nu	me employmen a significant impumber of additio	t opportuniti act on this on nal employr	es and could therefolioperative given that the ment opportunities. I	ore have a positive impact on ecc the site is an existing retail park a By contrast, Option 2 would releat			
	level of certain as a retail par	nty that Օր k would cr	otion 1 wo eate a sig	uld have a nificant nu	me employmen a significant impumber of additio	t opportuniti act on this on nal employr	es and could therefolioperative given that the ment opportunities. I	ore have a positive impact on eco	nd it is uncertain whether the allocation of the site		
	level of certain as a retail par	nty that Օր k would cr	otion 1 wo eate a sig	uld have a nificant nu	me employmen a significant impumber of additio	t opportuniti act on this on nal employr	es and could therefolioperative given that the ment opportunities. I	ore have a positive impact on ecc the site is an existing retail park a By contrast, Option 2 would releat	nd it is uncertain whether the allocation of the site		
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Altrincham Retail Warehouse Park Boundary											
		Timescale					Nature of Effe				
SA Objective	Option	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Trafford's Town Centres	The site is not within a town or district centre. Nevertheless, the site is an existing retail park and Core Strategy policy W2 requires indicates that development within this area should be limited to the sale of bulky comparison goods and stipulates that proposals to expand the existing retail park should be justified against the tests set out in national guidance. As such, Option 1 is unlikely to have any significant impact on the objective. Option 2 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 Option 2 is also unlikely to have a significant impact on the objective.										
EC5. Improve the social	Option 1	0	0	0	Medium	N/A	N/A				
and environmental	Option 2	0	0	0	Medium	N/A	N/A				
performance of the	Neither option is likely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, both options are unlikely to have a										
economy	significant impact on the objective.										

Sustainability Summary

Both options for defining the boundary of Altrincham Retail Park would have a similar impact on a wide range of sustainability objectives. In particular, both options have the potential to direct development to an accessible location within the urban area that is well served by a choice of modes of transport. As such, both options have the potential to have a major positive impact on the objectives that relate to access to services and facilities and improving choice of travel mode. Both options could support the remediation of potentially high risk contaminated land and could therefore have a major positive effect on the objective that relates to conserving land resources and some positive effect on the objective of protecting water quality. Both options would also direct development to a location that is at a low risk of flooding and could therefore have a positive effect on the objective of reducing the impacts of climate change. Other objectives that both options could have a positive impact on include those that relate to crime; and reducing contributions to climate change.

Both options could however result in development taking place in a location that is adjacent to a wildlife corridor and could therefore have some negative effect on the objective of protecting biodiversity. 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. Both options would also have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment; protecting air quality; reducing the environmental impacts of consumption and production; and protecting townscape character.

Both options have the potential to create some employment opportunities and could support economic growth and reduce deprivation. As such, both options would have a positive effect on the objectives that relate to poverty and social exclusion; Trafford's economic performance; and economic disparities. Nevertheless, there is only a low level of certainty that Option 1 would have a significant impact on these objectives given that the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities. By contrast, Option 2 would release a site for employment development within the Broadheath employment area and would therefore have greater potential to have a major positive impact on the objective that relates to qualifications and skills.

