Appendix W

Discounted Sites

Site Address	39 Clay Lane		
Site Reference	CFS12-1232-130		
Proposed Use	Housing	Site Area	1.25 ha

39 Clay Lane									
		Timescale)			Nature of Eff	fect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
Social									
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.		
between availability and demand	information both in terr	n on the type ms of size an	and tenure d tenure. Th	of housing that wo he site therefore h	ould be delivere as the potential	d, Core Strategy po	plance and mix of housing in Trafford. Alt slicy L2 seeks to ensure that new develo in contribution to the need for family and report (2010).	pment delivers a range of housing	
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.		
	also just ov	ver 800m froi	m the site ar	nd the site is less	than 250m fron		a primary school and a neighbourhood rley Lane and within 20 minutes travel tin the objective.		
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term	,	Secure contributions towards enhancing public transport services.	
travel mode and quality of life to all communities.	has the po	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The use of the site for housing therefore has the potential to have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4	

39 Clay Lane								
		Timescale				Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S5. Reduce poverty and social	the type of the site for	housing that housing cou	would be d ld therefore	elivered on the sit have a positive in	e, any housing npact on the ob	would have the pote	joins open space. Although there is presential to be designed in accordance with wever only a low level of certainty over the olicy L7.4. Secondary impacts on quality of life	Core Strategy policy L7.4. The use of
exclusion	The site is area and h	elp reduce p	overty and s	mwood Regenera social exclusion. H	tion Area and t lowever, as the	he development of the	he site for housing could have some pose site is housing, rather than an econom	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	0 sed use is un	0 likely to hav	Medium /e an impact on co	N/A N/A mmunity facilit	N/A ies and is unlikely to	have any significant effects on the obje	ctive.
S7. Improve qualifications and skills of the resident population	housing co	uld therefore	help addre		d support the lo	ong term future of thi	Regeneration Area and has a surplus is school by generating demand for plac	
S8. Improve the health and, inequalities in health of the population		within 200m		Medium hich has been ide	Local ntified by Defra	Long term as a major source of	Secondary impacts on quality of life of noise. Consequently, the proposed us	Secure the provision replacement sports facilities. se has the potential to have a negative
S9. Protect and improve local neighbourhood quality	0 The redeve	0 elopment of t	0 he site for h				Int of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and
Environment	•				·		•	
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.

39 Clay Lane	_											
		Timescale	•			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	fact that th	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.				
	biodiversity	y, flora and fa	auna. The pr	oposed use of the	e site could the	refore have a negati	e of the site for housing has the potentia ive impact on the objective. However, in biodiversity, there is only a low level of	the absence of appropriate ecological				
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures.	As such, the	e proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures.					
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term						
change	susceptible	e to surface v	water flooding	g. The site is there	efore considere	within the surface wed to be at a low/me	vater management zone and the site doo dium risk of flooding and its proposed us positive effect on the objective.					
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	options at	the top of the	e waste hiera	rchy, such as pre	vention, prepa	ring for re-use and r	ment of waste. Waste generated by the ecycling. It is however presently unknow e would have an uncertain impact on the	vn whether the waste generated by the				

39 Clay Lane										
		Timescale				Nature of Eff	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E6. Conserve land resources and reduce land contamination	O The site co	omnrises nari		Medium	Local	Long term	reenfield that is within the Green Belt. T	Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.		
							or negative impact on the objective.	no proposod dos modia discisiono		
E7. Protect and improve water	0	0	0	Medium	N/A	N/A				
quality							he the remediation of a NLUD site or a site As such, the proposed use is unlikely to	have a significant impact on water		
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.		
	The site is not within an AQMA but the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.		
character and cultural facilities	The southern part of the site is within the Green Belt and its use for housing is likely to have a negative impact on the openness of the Green Belt which is the essential characteristic of these areas. The Green Belt in this part of the Borough is narrow and, as such, the landscape character of the area is considered to be sensitive to new development. Accordingly, the use of the site for housing would have the potential to have a negative impact on the objective.									
Economic										
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.			

	Timescale Nature of Effect						fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
ontribution to regional growth				an employment us any significant effe			ot result in the loss of a site that has prev	iously been identified as employmer		
C2. Reducing disparities by eleasing the potential of all esidents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.			
isadvantage	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.									
C3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
s a tourism destination	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.									
C4. Encourage the long term	0	0	0	Medium	N/A	N/A				
ustainability of Trafford's Town entres		The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the propos use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.								
C5. Improve the social and	0	0	0	Medium	N/A	N/A				
nvironmental performance of	The propos	sed use of th	e site is not	a commercial or b	usiness use ar	nd is unlikely to have	any significant effects on the social or e	environmental performance of the		
ne economy	economy.					•	, -	·		

39 Clay Lane											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

The proposed use of the site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives of reducing contributions to climate change; and reducing the impacts of climate change.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.

The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.

The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.

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

Site Address	Land at Warburton; Birch Farm, Partington		
Site Reference	CFS07-1197-12 CFS07-1215-13		
Proposed Use	Housing	Site Area	21.8 ha

Birch Farm, Partington											
		Timescale				Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social				•				•			
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.			
	information suitable for Mancheste classified a require any	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.									
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.				
							within 800m of a railway station or trame for housing could have a positive impact				
S3. Enhance transport infrastructure, improve choice of	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.			
travel mode and quality of life to all communities.	facilities wi or street lig	thin 800m of hting along t	the site, inc he section o	luding a school ar	nd a local centrated at connects the	e, the site is howeve	dor or 800m of a railway, Metrolink or but er presently poorly connected to some o es. As such, the proposed use of the site	f these areas and there is no footpath			

Birch Farm, Partington											
		Timescale	;			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S4. Reduce crime, disorder and the fear of crime	0			Low	Local	Long term	Secondary impacts on quality of life. ed location. Consequently, the use of the	Use of the development management process to ensure development complies with Core Strategy policy L7.4 e site for bousing could have a major			
	negative in		objective. He				s impact as any housing on the site coul				
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.				
	the regene objective.	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.									
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A					
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	ilikely to hav	e an impact on co	ommunity facilit	ies and is unlikely to	have any significant effects on the obje	ective.			
S7. Improve qualifications and	0	++	++	Medium	Local	Long term					
skills of the resident population	surplus of	places and tl	ne proposed	use of the site for	housing could	help address this so	ington Priority Regeneration Area. This urplus and support the long term future in impact on the objective.				
S8. Improve the health and,	0	+	+	Low	Local	Long term	Secondary impacts on quality of life				
inequalities in health of the population	the potenti	al to have a	positive impa	act on the objectiv	e by providing	support for participa	n 1800m of a sports facility and, as sucl tion in sport and recreation. There is ho that the occupants of the development v	wever only a low of certainty of this			
S9. Protect and improve local	0	0	0	Medium	N/A	N/A					
neighbourhood quality							nt of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and			

Birch Farm, Partington											
		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	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.			
							Secondary impacts on air quality and contributions to climate change.				
	place addit	tional pressu	re on nearby	roads. The site is	s not within 400	m of a Quality Bus	opment for housing would inevitably ger Corridor or 800m of a railway/Metrolink ase in traffic and has the potential to hav	station and is presently a vacant, ve a significant negative impact on the			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
	the site for the objective	housing couve. However,	lld have an a , in the abser	dverse effect on a	a designated na	atural asset. The pro	Due to the proximity of the site to this opposed use of the site therefore has the re Strategy policy R2 requiring proposal	potential to have a negative impact on			
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	measures.	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.			

Birch Farm, Partington								
		Timescale)			Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	proposed u	use of the site	e for housing		ncrease flood i	risk elsewhere witho	site are therefore considered to be at a rout the implementation of appropriate mi	
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	options at t	the top of the	waste hiera	archy, such as pre	vention, prepa	ring for re-use and r	ment of waste. Waste generated by the recycling. It is however presently unknow would have an uncertain impact on the	vn whether the waste generated by the
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The propos	sed use of th	e site for ho	using would result	in the significa	ant loss of greenfield	d land and would therefore have a major	negative impact on the objective.
E7. Protect and improve water	0	0	0	Medium	N/A	N/A	•	
quality	Trafford Co		Land Prioriti				wever result in the remediation of a NLU as such, it is considered that the propose	
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.

Birch Farm, Partington											
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	The site is not within 200m of an AQMA but the use of the site for housing would inevitably generate some traffic and result in vehicular emissions. There are so local facilities within 800m of the site, including a school and a local centre, the site is however poorly connected to some of these areas for pedestrians as ther footpath or street lighting along the sections of Chapel Lane that connect the site with these facilities. The site is also not within 400m of a Quality Bus Corridor 800m of a train or Metrolink station. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is consider that the proposed use of the site has the potential to that have a significant negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse			
	The site is not within 300m of a conservation area. A grade II listed barn at Birch Farm is located in close proximity to the site. The proposed use of the shave the potential to impact on the setting of the existing semi-rural setting of this listed building. The proposed use of the site for housing would also result development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would protected. As such, the proposed use of the site for housing could have a negative impact on the objective.										
Economic	<u> </u>		<u> </u>		<u> </u>	<u> </u>					
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.				
contribution to regional growth		The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.									
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.				
disadvantage							ficant effects on the objective.				
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					

		Timescale								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
as a tourism destination	The propos	The proposed use of the site is not a tourism use and it would be unlikely to have any significant effects on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres		ng the Local					Secondary impacts on perceptions of the area and employment that is envisaged at the site, its use for gly, the proposed use of the site has the			
EC5. Improve the social and environmental performance of the economy	O The proposeconomy.	0 sed use of th	0 e site is not	Medium a commercial or b	N/A susiness use a	N/A nd is unlikely to have	e any significant effects on the social or e	environmental performance of the		

Sustainability Summary

The proposed use of the land at Birch Farm for housing could have a positive impact on several social objectives. In particular, by resulting in the provision of housing in a Priority Regeneration Area, the proposed use of the site would have the potential to have a major positive impact on the objectives relating to achieving a better balance in the housing market and reducing poverty and social exclusion. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on the objectives of improving accessibility to essential services and facilities; improving health; and the environmental objective of reducing contributions to climate change. The proposed use of the site for housing could have some positive impact on the economic objective of encouraging the long term sustainability of Trafford's town centres.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. A wildlife corridor is adjacent to the site and the development of the site for housing could therefore have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources due to the fact that it would result in the loss of a significant area of greenfield land.

Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, it is considered that the proposed use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting to air quality. The proposed use of the site would result in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. It could also have some impact on the setting of a designated heritage asset. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.

The proposed use of the site would have an uncertain impact on the objective that relates reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location and some negative impact on the objective of improving choice of mode of travel.

Site Address	Bow Lane, Bowdon, Altrincham		
Site Reference	CFS07-1136-86		
Proposed Use	Housing	Site Area	5.77 ha

Bow Lane, Bowdon												
		Timescale)			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better balance and mix in the housing market	+	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.					
between availability and demand	information market loca	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update										
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.					
							Bollin Primary School and a neighbourh					
S3. Enhance transport infrastructure, improve choice of	?	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	the site. No	There are some local facilities within convenient walking distance of the site, including schools and a neighbourhood centre. There is also a bus stop within 250m of the site. Nevertheless, the site is outside of the existing urban area and is not within 400m of a Quality Bus Corridor or a train or Metrolink station. It is therefore considered to be uncertain whether the proposed use would improve the choice of travel mode and participation in walking and cycling.										
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4				

Bow Lane, Bowdon								
		Timescale	•			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	available of L7.4. The	on the type of use of the sit	f housing that e for housing	at would be delived g could therefore	red on the site, have a positive	any housing would impact on the object	joins open space to the south. Although have the potential to be designed in acctive. There is however only a low level Core Strategy policy L7.4.	cordance with Core Strategy policy
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A		
exclusion							y of a Priority Regeneration Area or a R y or social exclusion.	egeneration Area. The development of
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and welfare and value diversity, improve equity and equality of opportunity	The propo	sed use is ur	nlikely to hav	e an impact on co	ommunity facilit	ies and is unlikely to	o have any significant effects on the obj	
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	Whilst Boll use of the	in Primary Sasite for hous	chool has a sing would ha	small surplus of p ive a positive impa	laces, Stamford act on a school	d Park Primary Scho with surplus places	in Primary School. Neither of these school is presently operating above capacity or generate the need for extra capacity tain impact on the objective.	
S8. Improve the health and,	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
inequalities in health of the							by Defra. It is within 1800m of sports fa	
population	low level o		this impact I	because the phys			ng support for participation in sport and acilities does not guarantee that the occ	
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		
neighbourhood quality							ent of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and

Bow Lane, Bowdon											
	,	Timescale)			Nature of Ef	fect				
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Environment	•			•		-	•	•			
E1. Reduce the effect of traffic on the environment				Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.			
							Secondary impacts on air quality and contributions to climate change.				
	presently a result, and	greenfield s despite the f	ite and the p fact that ther	proposed use of the e are some local	e site could the facilities and a	erefore result in a si	ee of traffic and may place additional progenificant increase in traffic and traffic relivenient walking distance of the site, it is ve.	ated noise in the local area. As a			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features				Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor and SBIs is avoided or mitigated.			
	The site is within 300m of Priory Wood SBI, Vicarage Gorse Covert SBI and Hanging Bank Covert SBI and is also within a wildlife corridor. The use of the site for housing could have an adverse impact on these designated natural assets and, as a result, have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	measures.	As such, the	proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures.				
E4. Reduce impact of climate	++	++	++	Medium	Local	Long term					
change	areas that	are more sus	sceptible to s	surface water floo	ding and the re	development of this	w susceptibility to surface water flooding previously developed site offers signific the site for housing has the potential to	cant opportunities to reduce flood risk			

Bow Lane, Bowdon												
		Timescale	;			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	options at	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed usin options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.										
E6. Conserve land resources and reduce land contamination				Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.				
	The propos	sed use of th	e site for ho	using would result	t in the significa	ant loss of greenfield	d land and would therefore have a major	negative impact on the objective.				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality	Trafford Co		Land Prioriti				vever result in the remediation of a NLUl ss such, it is considered that the propose					
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.				
	despite the	e fact that the	re are some		d a bus stop w	ithin convenient wall	I e additional traffic and result in some ve king distance of the site, it is considered	hicular emissions. As a result, and				

Bow Lane, Bowdon								
		Timescale)			Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	The site is	not within 30	- Om of a Cor	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	Priory and setting of t R2 and on is likely to	Well House hese listed b UDP Propos have a signif	are approxin uildings. The sals Map EN icant negativ	nately 100m to the e proposed use of V17 as an area w	e east of the sit the site for how here landscape penness of the	te. The proposed usousing would also rese character would be	e of the site would have the potential to sult in the development of an area that we protected. In addition, the site is within a the essential characteristic of these are	impact on the existing semi-rural vas identified by Core Strategy Policy the Green Belt and its use for housing
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
contribution to regional growth				an employment us any significant effe			ot result in the loss of a site that has pre	viously been identified as employment
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A	Potential secondary economic	
releasing the potential of all residents particularly in areas of					_		impacts through the creation of jobs in the construction process.	
releasing the potential of all	The propos	sed use of th	e site is not	an employment us	se and is unlike	ly to have any signi		
releasing the potential of all residents particularly in areas of	O The propos	0 sed use of th	0 e site is not	Medium a tourism use and	N/A I it is not in a lo	N/A ocation that is identifi	in the construction process.	area where appropriate proposals to

	•										
SA Objective	0 – 5 years	5 – 10 years	Mitigation								
sustainability of Trafford's Town Centres	number of	Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.									
EC5. Improve the social and environmental performance of the economy		0 0 Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.									

Sustainability Summary

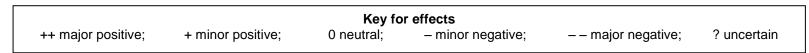
The proposed use of the land at Bow Lane for housing could have a positive impact on several social objectives. In particular, it has the potential to have some positive effect on the objectives relating to achieving a balance and mix of housing; health; crime and fear of crime; and accessibility to essential facilities. The proposed use of the site could also have a positive impact on several environmental objectives, including the objective of reducing contributions to climate change; and a major positive effect on the objective of reducing the impact of climate change.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and in close proximity to three SBIs. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.

Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objective of reducing the effects of traffic on the environment and some negative impact on the objective relating to air quality.

The proposed use of the site would result in development taking place in close proximity to a listed building and in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.

The proposed use of the site would also have an uncertain impact on the objectives that relate to choice of mode of travel; education and skills; and reducing the environmental impacts of consumption and production.



Site Address	Broad Oak Farm, Chapel Lane, Warburton, Lymm, Cheshire	Broad Oak Farm, Chapel Lane, Warburton, Lymm, Cheshire							
Site Reference	CFS12-1051-158								
Proposed Use	Housing	Site Area	26.32 ha						

Broad Oak Farm, Chapel Lar	ne, Warbu	rton,										
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.					
between availability and demand	information market loca	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update										
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.					
							within 800m of a railway station or tram for housing could have a positive impact					
S3. Enhance transport infrastructure, improve choice of	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	The site is located outside of the urban area. It is not within 250m of a bus stop, 400m of a Quality Bus Corridor or 800m of a railway, Metrolink or bus station. There are a number of facilities within 800m of the site, including a school and a local centre, the site is however presently poorly connected to these areas and there is no footpath or street lighting along the section of Moss Lane that connects the site to these facilities. As such, the proposed use of the site has the potential to increase car use and have a negative impact on the participation in walking.											
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				

Broad Oak Farm, Chapel Lar	ne, Warbu	rton,										
		Timescale				Nature of Ef	ifect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	negative in	The development of the site would result in the provision of housing in a relatively isolated location. Consequently, the use of the site for housing could have a major negative impact on the objective. However, there is only a low level of certainty over this impact as any housing on the site could potentially be designed in line with Core Strategy policy L7.4.										
S5. Reduce poverty and social exclusion	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.					
	the site cou	uld therefore uld have a po	make some	positive contribut at on the objective	ion to the regel . Nevertheless,	neration of the area	ose proximity to Partington Priority Rege and help reduce poverty and social exc se of the site is for housing rather than for pjective.	clusion. As such, the proposed use of				
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	0 sed use is un	0 likely to hav	Medium e an impact on co	N/A N/A mmunity facilit	N/A ies and is unlikely to	 o have any significant effects on the obje	ective.				
S7. Improve qualifications and skills of the resident population	surplus of	places and th	ne proposed	use of the site for	housing could	help address this s	ngton Priority Regeneration Area. This so surplus and support the long term future we impact on the objective.					
S8. Improve the health and, inequalities in health of the population	the potentia	al to have a	ositive impa	act on the objectiv	e by providing	support for participa	Secondary impacts on quality of life in 1800m of a sports facility and, as sucation in sport and recreation. There is hot that the occupants of the development version.	owever only a low of certainty of this				
S9. Protect and improve local neighbourhood quality	0 The redeve						ent of any neglected land/sites identified ificant effects on the objective.	on the Trafford Derelict Property and				

Broad Oak Farm, Chapel Lar	ne, Warbu	rton,									
		Timescale	;			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Environment	•				-	-					
E1. Reduce the effect of traffic on the environment	0			Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.			
							Secondary impacts on air quality and contributions to climate change.				
	place addit	tional pressuled noise in the	re on nearby	roads. The site is	s presently a gr	eenfield site and its	opment for housing would inevitably ger use for housing could therefore result in of the site for housing has the potential t	n a significant increase in traffic and			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0		-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
	site to thes	e features, that to have a r	he use of the major negativ	site for housing over impact on the o	could have a signification	gnificant adverse effever, in the absence	addition, a wildlife corridor runs through fect on a designated natural asset. The of appropriate ecological surveys and cointy over this impact.	proposed use of the site therefore has			
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	measures.	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.			

Broad Oak Farm, Chapel Lar	ne, Warbu	rton,									
		Timescale)			Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	risk of flood	The site is partly within Flood Zone 2 and sections of the site are also within a surface water management zone. The site is therefore considered to be at a mediur risk of flooding and the proposed use of the site for housing could increase flood risk elsewhere without the implementation of appropriate mitigation measures. Consequently, the proposed use of the site could have a negative impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			
	options at t	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be manage 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 site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.			
	The propos	sed use of th	e site for ho	using would result	in the significa	ant loss of greenfield	land and would therefore have a major	negative impact on the objective.			
E7. Protect and improve water	0	0	0	Medium	N/A	N/A	•				
quality	Trafford Co		Land Prioriti				vever result in the remediation of a NLU ss such, it is considered that the propose				
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.			

Broad Oak Farm, Chapel Lar	ne, Warbu	rton,										
		Timescale)			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	local faciliti or street lig Metrolink s travel. Con site has the	The site is not within 200m of an AQMA but the use of the site for housing would inevitably generate some traffic and result in vehicular emissions. There are some local facilities within 800m of the site, including a school and a local centre, the site is however poorly connected to these areas for pedestrians as there is no footpath or street lighting along the section of Moss Lane that connects the site to these facilities. The site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station and is in excess of 250m from a bus stop. As such, the proposed use of the site for housing has the potential to result in unsustainable modes of travel. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to that have a significant negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage				
	have the p	The site is not within 300m of a conservation area. A grade II listed barn at Birch Farm is situated to the south west of the site. The proposed use of the site would have the potential to impact on the setting of the existing semi-rural setting of this listed building. The proposed use of the site for housing would also result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. As such, the proposed use of the site for housing could have a negative impact on the objective.										
Economic					N/A	N//-						
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.					
contribution to regional growth		The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.										
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.					
disadvantage		1					ficant effects on the objective.					
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A						

Broad Oak Farm, Chapel Lar	ne, Warbu	ırton,										
		Timescale										
SA Objective	0 – 5 years	5 – 10 years	Mitigation									
as a tourism destination		The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.										
EC4. Encourage the long term sustainability of Trafford's Town Centres	number of	O O Medium N/A N/A Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.										
EC5. Improve the social and environmental performance of the economy	O O Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.											

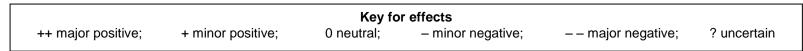
Sustainability Summary

The proposed use of the land at Broad Oak Farm for housing could have a positive impact on several social objectives. In particular, it would have the potential to have some positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving health. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. A designated wildlife corridor runs through the site and the site is in close proximity to a SBI. The development of the site for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.

Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, it is considered that the proposed use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting to air quality. The proposed use of the site would result in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. It could also have some impact on the setting of a designated heritage asset. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.

The proposed use of the site would have an uncertain impact on the objective that relates reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location and some negative impact on the objective of improving choice of mode of travel.



Site Address	Chester Road, Stretford		
Site Reference	CFS07-1268-51		
Proposed Use	Employment	Site Area	0.78 ha

		Timescale)			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	<u> </u>	l	l	<u> </u>		•		
S1. Achieve a better balance and	0	0	0	Medium	N/A	N/A		
nix in the housing market	The use of	the site for e	employment	development wou	ld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant im
etween availability and demand	on the obje			·		•	,	, ,
S2. Improve accessibility for all	0	++	++	Medium	Local	Long term	Cumulative impact with other	
o essential services and							developments on the maintenance	
facilities							and enhancement of public	
							transport services	
	proposed ι		e could have	a major positive	impact on the	objective.	nutes travel time of essential services by	public transport. As such, the
S3. Enhance transport	0	+	+	Medium	Local	Long term	Cumulative impact on the	
nfrastructure, improve choice of							maintenance and enhancement of	
travel mode and quality of life to							public transport services	
all communities.	located in I	relatively clos	se proximity	to cycle routes tha	at form part of	the Strategic Active	ntire site is less than 400m from a Qualit Travel network. The proposed use of the lave a positive impact on the objective.	
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Cor Strategy policy L7.4
	Strategy po	olicy L7.4. Th	ne proposed	use of the site co	uld therefore h	ave a significant pos	e site would have the potential to be des sitive impact on the objective. There is he would be in accordance with Core Stra	igned in accordance with Core owever only a low level of certaint
S5. Reduce poverty and social	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

Chester Road, Stretford								
		Timescale				Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
exclusion	exclusion.	The site is no	ot within a P	riority Regeneration	on Area or a Re	egeneration Area bu	ne employment opportunities that could but it is in close proximity to Stretford Reg a positive impact on this objective.	
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is un	likely to hav	e an impact on co	ommunity facilit	ies and is unlikely to	o have any significant effects on the obje	ective.
S7. Improve qualifications and	0	+	+	Low	Local	Long term		
skills of the resident population S8. Improve the health and,	objective.	The proposed	duse of the	site could therefor	re have a posit		generate apprenticeships and could ther pjective but there is only a low level of ce ps. Secondary impacts on quality of life	
inequalities in health of the population				20"	20001	Long tom	coochadiy impaoto on quality of life	establish the degree of impact and to identify appropriate design solutions.
	The site is	situated with	in 200m of t	he A56 which has	been identifie	d by Defra as a majo	or source of noise. Consequently, due to	the proximity of the site to this source
							nave a negative impact on the objective. red to be a noise-sensitive use.	There is however only a low level of
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		
neighbourhood quality						provement of any ne y significant effects	eglected land/sites identified on the Traffor on the objective.	ord Derelict Property and Sites list. As
Environment								
E1. Reduce the effect of traffic on the environment	0	ç	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a
							Potential cumulative impacts with other development in Trafford Park	choice of means of transport.

Chester Road, Stretford												
		Timescale)			Nature of Eff	iect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	A56 which of facilities proximity to it would be	The proposed use of the site for employment development would 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 Strategy (2009) as a route that experiences periods of acute and serious congestion. There is however a number of facilities within convenient walking distance of the site, including Stretford town centre, and the site is also adjacent to a Quality Bus corridor and located in close proximity to cycle routes that form part of the Strategic Active Travel Network. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the use of the site for employment development would generate a level of traffic that would have a negative impact on the objective.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.				
	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. The northern part of the site is within 300m of a wildlife corridor but is separated from this by existing built development. As such, the use of the site for employment development is unlikely to have a significant impact on biodiversity, flora and fauna. The proposed use of the site does however have the potential to have a positive impact on this objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.											
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures.	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.										
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
	therefore in	The site is partly within Flood Zone 2 and partly within Flood Zone 3 and is considered to be at a medium/high risk of flooding. The proposed use of the site could therefore increase flood risk elsewhere unless appropriate mitigation measures are implemented. As such, the proposed use of the site has the potential to have a negative impact on the objective.										

Chester Road, Stretford									
		Timescale)			Nature of Eff	iect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.	
	the waste	hierarchy, su	ch as prever	ntion, preparing fo	r re-use and re	ecycling. It is however	generated by the development could be er presently unknown whether the waste certain impact on the objective.		
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.		
reduce land contamination							ontaminated Land Prioritisation Mapping pact on the objective.	g as a potentially medium risk	
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity		
quality	medium ris	sk site. The s a potential s	ite is within 2 source of cor	250m of a waterco	ourse and, as s is however on irses.	uch, the developme ly a low level of cert	entified by the Contaminated Land Prior nt of the site has the potential to have a ainty about this impact as it is unclear w	positive impact on water quality by hether any contamination on the site	
E8. Protect and improve air quality	0	-	-	Low	N/A	N/A	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.	
	The site is partly within an AQMA and whilst the type of employment that would be delivered on the site is presently unknown, the proposed use of the site we have the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, to only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A			

Chester Road, Stretford											
		Timescale	•			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
diversity and distinctiveness of landscape and townscape character and cultural facilities		There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the bither landscape of townscape character.									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	W1.3. The	0 + + Medium More than local Secondary impacts on job creation and prosperity ne proposed use of the site would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy 1/1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site therefore has e potential to have a positive impact on the objective.									
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	site is not v	vithin or adja	cent to a Pri	ority Regeneratio	n Area or a Re	generation Area but	Secondary impacts on quality of life. e employment opportunities that could hit is within close proximity of Stretford Rhave a positive impact on the objective	Regeneration Area and is accessible			
EC3. Enhance Trafford's image as a tourism destination							ed by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to			
EC4. Encourage the long term sustainability of Trafford's Town Centres	office deve Town Cent Consequer										
EC5. Improve the social and environmental performance of the economy Sustainability Summary	0 The use of										

Chester Road, Stretford											
Timescale Nature of Effect											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

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

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

The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic in an AQMA and could result in a negative impact on the objective of protecting air quality and an uncertain impact on the objective of reducing the impacts of traffic on the environment. The proposed use would also result in development taking place in Flood Zones 2 and 3 and could have a negative impact on the objective of reducing the impacts of climate change. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.



Site Address	Field West of Nursery School, 28 Ridgeway Road, Timperley							
Site Reference	CFS07-1279-124; CFS07-1278-124							
Proposed Use	Housing	Site Area	0.45 ha					

Field West of Nursery School	ol, 28 Ride	geway Ro	ad, Timpe	erley							
		Timescale)								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social	•	<u> </u>	-	ŧ	<u> </u>	!	-	•			
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.				
between availability and demand	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).										
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.				
	There are a number of service and facilities within walking distance of the site, including a primary school and a neighbourhood centre, and the site is within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a positive impact on the objective.										
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.			
travel mode and quality of life to all communities.	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The use of the site for housing therefore has the potential to have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, there is only a low level of certainty that the proposed use would have a positive impact on this objective.										
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4			
	the type of the site for	housing that housing cou	t would be de ld therefore	elivered on the sit have a positive in	e, any housing npact on the ob	would have the pot	joins open space. Although there is presential to be designed in accordance with wever only a low level of certainty over the olicy L7.4.	Core Strategy policy L7.4. The use of			

Field West of Nursery Scho	ol, 28 Rid	geway Ro	ad, Timpe	rley						
		Timescale)							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life			
exclusion	area and h	elp reduce p	overty and s	ocial exclusion. H	lowever, as the		e site for housing could have some posit e site is housing, rather than an econom e.			
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A				
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	nlikely to hav		ommunity facilit	ies and is unlikely to	have any significant effects on the obje	ective.		
S7. Improve qualifications and	0	++	++	Medium	Local	Long term				
S8. Improve the health and,	housing co	ould therefore	e help addres		d support the lo	ong term future of thi	a Regeneration Area and has a surplus is school by generating demand for place. Secondary impacts on quality of life.	es. As such, the proposed use of the Secure the provision replacement		
inequalities in health of the population	The cite is	within 200m	of a road wh	iah haa haan ida	tified by Defre	an a major aguras	of poice. Consequently, the prepared us	sports facilities.		
population	The site is within 200m of a road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.									
Environment										
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.		
							Secondary impacts on air quality and contributions to climate change.			
	a number of	of local facilit	ties and a bu	s stop within conv	enient walking	distance of the site.	traffic which could place some pressure. Consequently, and taking into account ner the use of the site for housing would	the size of the site and the scale of		

Field West of Nursery School	ol, 28 Rid	geway Ro	ad, Timpe	rley							
		Timescale)								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
	biodiversity	y, flora and fa	auna. The pr	oposed use of the	site could the	refore have a negati	e of the site for housing has the potentia ve impact on the objective. However, in biodiversity, there is only a low level of	the absence of appropriate ecological			
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.										
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term					
change	The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.										
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			
	options at	the top of the	e waste hiera	irchy, such as pre	vention, prepar	ring for re-use and re	ment of waste. Waste generated by the ecycling. It is however presently unknow e would have an uncertain impact on the	n whether the waste generated by the			

Field West of Nursery School	ol, 28 Rid	geway Ro	ad, Timpe	rley				
		Timescale)					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
				field land and is w egative impact or		Belt. The proposed	I use would therefore result in the loss o	f greenfield land from the Green Belt
E7. Protect and improve water	0	0	0	Medium	N/A	N/A		
quality	The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	AQMA and site and the	there are a	number of lovelopment it	cal facilities and a	a bus stop withi	n convenient walkin	traffic and associated vehicular emission of distance of the site. Consequently, are to be uncertain whether the use of the site.	nd taking into account the size of the
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
character and cultural facilities	essential c	haracteristic	of these are	as. The Green B	elt in this part o	f the Borough is nar	nave a negative impact on the openness frow and, as such, the landscape charac ne potential to have a negative impact o	cter of the area is considered to be

Field West of Nursery School		Timescale								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Nature of Eff Permanence	Secondary, cumulative, synergistic	Mitigation		
Economic	L	L		<u> </u>		<u>t</u>				
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.			
contribution to regional growth				an employment u any significant effe			ot result in the loss of a site that has prev	iously been identified as employmen		
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.			
disadvantage	The site is within Broomwood Regeneration Area but the proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.									
EC3. Enhance Trafford's image as a tourism destination							ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to		
EC4. Encourage the long term sustainability of Trafford's Town Centres	0 The site is	O not within 30	0 0m of a tow	Medium n or district centre	N/A and, given the	N/A size of the site and	I the scale of development it would be lik ility of Trafford's town and district centres			
EC5. Improve the social and environmental performance of	0	0	0	Medium	N/A	N/A	e any significant effects on the social or e			

Field West of Nursery Scho	Field West of Nursery School, 28 Ridgeway Road, Timperley												
Timescale Nature of Effect													
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					

The proposed use of the site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. It could also have a positive impact on the environmental objectives of reducing contributions to climate change; and a major positive impact on the objective of reducing the impacts of climate change.

The proposed use of the site for housing would however have the potential to have a negative or uncertain impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. By resulting in the loss of greenfield land within the Green Belt the proposed use of the site would also have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.

The development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. There are however some local facilities and a bus stop within convenient walking distance of the site and, given its size, the site is unlikely to accommodate a significant scale of development. It is therefore considered that the proposed use 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. The use of the site for housing would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.

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

Site Address	Grove Park, Delahays Road, Hale		
Site Reference	CFS12-1234-131		
Proposed Use	Burial Ground	Site Area	8.19 ha

Grove Park, Delahays Road,	, Hale											
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieving a better balance	0	0	0	Medium	N/A	N/A						
and mix in the housing market	The use of objective.	the site as a	burial grou	nd would not resu	It in the loss of	a previously identifie	ed housing site and would be unlikely to	have any significant impact on the				
S2. Improve accessibility for all	0	0	0	Medium	N/A	N/A						
to services and facilities		A burial ground is unlikely to be classified as an essential service or facility and, as such, the proposed use of the site as a cemetery is unlikely to have any significant mpact on the objective.										
S3. Enhance transport	0	0	0	Medium	N/A	N/A						
infrastructure; improve choice of	The identif	ication of the	site as a bu	ırial ground would	be unlikely to	have a significant im	pact upon choice of travel mode. As suc	ch, it would be unlikely to have a				
travel mode and quality of life to all communities.	significant	impact on the	e objective.									
S4. Reduce crime, disorder and	0	0	0	Medium	N/A	N/A						
the fear of crime		ication of the nificant impa			be unlikely to	have a significant im	pact upon crime, disorder and fear of cri	me. As such, it would be unlikely to				
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A						
exclusion		ication of the nt impact on			be unlikely to	have a significant im	pact upon poverty and social exclusion.	As such, it would be unlikely to have				
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A						
community identity and welfare					be unlikely to	have a significant im	npact upon community identity or welfare	. As such, it would be unlikely to have				
and value diversity, improve equity and equality of opportunity	a significar	nt impact on t	the objective	Э.								
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A						
skills of the resident population				urial ground would ton the objective.	be unlikely to	have a significant im	pact on the qualification and skills of the	population. As such, it would be				

Grove Park, Delahays Road	, Hale									
		Timescale				Nature of Eff	ect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement public open space.		
	The proposed use of the site as a burial ground would result in the loss of a park that provides recreational open space for adjoining communities. Consequalthough the site is not within an area that was shown by the Green and Open Spaces Assessment of Need (2009) as being deficient in open space, the pruse could have the potential to have some negative impact on health.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality		The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment										
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure enhancements to public transport provision.		
	however in	evitably gen	erate additio	nal traffic and the	site is not within	in 400m of a Quality	that is less than 250m from a bus stop Bus Corridor or less than 800m from a fective. There is however only a low leve	Metrolink or railway station. The		
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Secure replacement open space.		
	The site is within a designated wildlife corridor and the use as a burial ground would have the potential to have a negative impact on this designated natural asset. In addition, the proposed use of the site would also result in the loss of an area of public open space. The proposed use of the site could therefore have a major negative impact on the objective.									
E3. Reduce contributions to	0	0	0	Medium	N/A	N/A				
climate change		ication of the			be unlikely to h	nave a significant im	pact upon contributions to climate chan	ge. As such, it would be unlikely to		
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term				

Grove Park, Delahays Road,	, Hale												
		Timescale)			Nature of Eff	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
change	areas that employme	The site is located entirely within flood zone 1. Parts of the site are however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding but its redevelopment for housing, employment or mixed use development offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have some positive impact on the objective.											
E5. Reduce the environmental	0	0	0	Medium	N/A	N/A							
impacts of consumption and	The propos	sed use of th	e site would	be unlikely to have	e any significa	nt impact on the env	vironmental impacts of consumption and	production. As such, it is unlikely to					
production	have any s	ignificant eff	ects on the c	bjective.									
E6. Conserve land resources and	0			Medium	Local	Long term							
reduce land contamination							I result in the remediation of a site identi						
							nd its use as a burial ground would the	refore result in the loss of a significant					
	area of gre	enfield land.	As such, ea	ch of the propose	d uses of the s	ite would have a ma	ajor negative impact on the objective.						
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity						
quality							y the Contaminated Land Prioritisation N						
							nent of the site has the potential to have						
							fore have a positive impact on the object						
	of certainty	about this in	mpact as it is	unclear whether	any contamina	tion on the site is ha	aving an impact on the quality of nearby						
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 proposed use of the site would how						
	traffic and the site is not within 400m of a Quality Bus Corridor or less than 800m from a Metrolink or railway station. The proposed use of the site would therefore												
		certain impa	ct on the ob		T	1	T						
E9. Protect and enhance the	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions	Use of appropriate landscaping to					
diversity and distinctiveness of							of the area	minimise the visual impact of the					
landscape and townscape								development.					

Grove Park, Delahays Road	, Hale												
		Timescale)			Nature of Eff	ect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
character and cultural facilities	ground cou	The site is within the Green Belt and, whilst cemeteries do not necessarily constitute inappropriate development in the Green Belt, the use of the site as a burial ground could have some negative impact on the character and openness of the Green Belt. As such, the proposed use of the site has the potential to have some negative impact on the objective.											
Economic	-												
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A							
performance and sustainable economy to provide a powerful contribution to regional growth		The use of the site as a burial ground is a non-economic use and would not result in the loss of a previously identified employment site. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.											
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A							
releasing the potential of all residents particularly in areas of disadvantage		the site as a significant			eate a significa	ant number of employ	ment opportunities or help reduce econ	omic disparities. As such, it is unlike					
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A							
as a tourism destination				nd is unlikely to ha icant impact on th		cant impact on the im	age of Trafford as a tourism destination.	As such, the proposed use of the si					
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A							
sustainability of Trafford's Town Centres		The use of the site as a burial ground is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.											
EC5. Improve the social and	0	0	0	Medium	N/A	N/A							
environmental performance of the economy		The use of the site as a burial ground is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.											
Sustainability Summary				•									

Grove Park, Delahays Road, Hale												
Timescale Nature of Effect												
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

The proposed use of the site as a burial ground would not have a significant impact on the majority of the sustainability objectives. It would have the potential to have some positive impact on the objective of reducing the impact of climate change by resulting in development being directed to a site that is at a low/medium risk of flooding. The proposed use of the site could also have some positive impact on water quality by eliminating a potential source of contaminants.

Nevertheless, the use of Grove Park as a burial ground could have a negative impact on several objectives. It would result in the loss of a significant area of greenfield land and, as such, could have a major negative impact on the objective of conserving land resources. By resulting in development taking place in a designated wildlife corridor it could also have a major negative impact on the objective of protecting biodiversity. In addition, the proposed use of the site could also have some negative impact on the objectives concerned with health and landscape character.

The use of Grove Park as a burial ground would inevitably generate some additional traffic in the area and the site is not located in close proximity to a Quality Bus Corridor or a train or Metrolink station. As such, the proposed use could have some negative impact on the objective of reducing the effects of traffic on the environment and would have an uncertain impact on the objective of protecting air quality.

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

Site Address	Land at Altrincham Wastewater Treatment Works	Land at Altrincham Wastewater Treatment Works							
Site Reference	CFS07-1089-35								
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	18.14 ha						

Land at Altrincham Was	stewater Tre	atment '	Works								
		T	imescal	е			Nature of Eff	ect			
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social											
S1. Achieve a better balance and mix in the housing market between	Housing	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.			
availability and demand	Employment	0	0	0	Medium	N/A	N/A				
	Mixed Use	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.			
	The proposed use of the site for housing or mixed use development incorporating a residential element would have the potential to make a contribution to balance and mix of the housing market. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The use of the site for employment development would not result in the loss of a site that has been previously identified for residential development and, as such, would be unlikely to have a significant impact on the objective.										
S2. Improve accessibility	Housing	0	+	+	Medium	Local	Long term	Cumulative impact with other			
for all to essential services	Employment	0	+	+	Medium	Local	Long term	development on the			
and facilities	Mixed Use	0	+	+	Medium	Local	Long term	maintenance and enhancement of public transport services			
	The site is with objective.	hin 30 min	utes trave	I time of e	ssential service	es by public	transport. As such,	each of the proposed uses of the	site could have some positive impact on the		
S3. Enhance transport	Housing	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public		
infrastructure, improve	Employment	0	?	?	Low	Local	Long term		transport services.		
choice of travel mode and	Mixed Use	0	?	?	Low	Local	Long term				

Land at Altrincham Was	stewater Tre	atment \	Works										
		T	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
quality of life to all communities.	and more than	The site is within 400m of a bus stop and there are some local facilities within walking distance of the site. The site however in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. As such, the proposed use of the site for housing, employment or mixed use development would have an uncertain impact on the objective.											
S4. Reduce crime, disorder and the fear of crime	would be delive employment o	rered on the r mixed us	ne site, an se develor	y develop oment cou	ment would hav	ve the potentive a positive	tial to be designed i impact on the obje	n accordance with Core Strategy	Use of the development management process to ensure development complies with Core Strategy policy L7.4 ation available on the type of development that policy L7.4. The use of the site for housing, v level of certainty over this impact due to it being				
S5. Reduce poverty and social exclusion	Housing Employment Mixed Use The use of the such, the propemployment of	0 0 0 e site for hoosed use	+ + + ousing wo of the site	+ + + ould result for housi	Low Medium Medium in the provision ng could help sould result in the	Local Local Local of housing upport the re provision of	Long term Long term Long term in close proximity to egeneration of this a employment opportunity.	Positive secondary impacts on quality of life. Sale West Priority Regeneration area and have a positive impact of	Area and Broadheath Regeneration Area. As n the objective. The use of the site for Priority Regeneration Area and a Regeneration sion.				
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing Employment Mixed Use	0 0 0 use of the	0 0 0	0 0 0	Medium Medium Medium	N/A N/A N/A	N/A N/A N/A		ty facilities and is unlikely to have any significant				
S7. Improve qualifications and skills of the resident population	Housing Employment Mixed Use The site is in t use of the site therefore have	0 0 0 he catchm for housing a major per a	ng or mixe positive im on the obje	d use dev pact on th	velopment could ne objective. Th	I make a cor e use of the	ntribution to the long site for employmen	g term future of this school by add at development has the potential to	surplus of places at this school. The proposed ressing some of this surplus capacity and could o generate apprenticeships and could therefore ertain whether any occupier of the development				

Land at Alti illeliani Wa	stewater Tre								
			imescal	е			Nature of Effe	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S8. Improve the health and, inequalities in health	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
of the population	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	There is howe would choose	ver only a to particip	low of ce ate in spo	rtainty of t ort or exerc	his impact beca	use the phy f the site for	sical proximity of the employment development	e site to sports facilities does not	pport for participation in sport and recreation. guarantee that the occupants of the development a significant impact on the objective.
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use 0 0 0 Medium N/A N/A The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Traff Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure contributions towards enhancing public
traffic on the environment	Employment	0	1	-	Low	Local	Long term	greenhouse gas emissions	transport services.
	Mixed Use	0	1	-	Low	Local	Long term	and air quality.	
	facilities within 800m from a r	The site is largely greenfield and its development for housing, employment or mixed use development would inevitably generate a degree of traffic. There are some local facilities within walking distance of the site. Nevertheless, the site is located outside of the urban area and is in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. Consequently, and taking into account the size of the site and the scale of development it would have the potential to accommodate, it is considered that each of the proposed uses of the site could have a negative impact on the objective.							
	Housing	0			Medium	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the
E2. Protect, enhance and		^			Medium	Local	Long term	of the local area	potential impact of development at this site on
E2. Protect, enhance and restore open space,	Employment	0							potential impact of development at this cite on
•	Employment Mixed Use	0			Medium	Local	Long term		the ecological value of these features.

Land at Altrincham Was	stewater Tre	atment \	Works										
		T	imescal	e			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	a SSSI. Conse of a SBI. As si	The site is immediately adjacent to a designated wildlife corridor and the site itself contains three SBIs. The site is also within relatively close proximity to the buffer zone f a SSSI. Consequently, it is considered that each of the proposed uses could have a significant adverse impact on designated natural assets or could even result in the los of a SBI. As such, each of the proposed uses could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, the level of certainty over this impact is not high.											
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process				
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core				
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5				
	Any developm	ny development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency											
	measures. As	easures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is											
	however only	owever only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.											
E4. Reduce impact of	Housing	0	+	+	Medium	Local	Long term						
climate change	Employment	0	+	+	Medium	Local	Long term						
	Mixed Use	0	+	+	Medium	Local	Long term						
	The site is located largely within Flood Zone 1 although a small part of the southern section of the site is within Flood Zone 2. As such, the site is considered to be at a												
									ns, through, for example, the use of SuDS. As				
	such, each of	the propos	sed uses l	has the po	tential to have	a positive im	pact on the objectiv	/e.					
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Reduced need for additional	Use of the development management process				
environmental impacts of	Employment	0	?	?	Low	Local	Long term	landfill capacity	to ensure development complies with Core				
consumption and production	Mixed Use	0	?	?	Low	Local	Long term		Strategy policy L6 and the Waste DPD.				
									Ensure the prior extraction of aggregates to prevent the sterilisation of a mineral resource.				
	Each of the proposed uses of the site 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 uses would have an uncertain impact on the objective. In addition, the site forms part of a wider area that has been identified as an Area of Search for aggregates. Whilst any aggregates at the site could potentially be extracted prior to any development taking place, the development of the site, particularly for housing or mixed use development, may prevent the working of aggregates on adjacent land due to it introducing a sensitive receptor in close proximity to the site.												
E6. Conserve land	Housing	0			Medium	Local	Long term		Ensue any development is built to an				
resources and reduce land	Employment	0			Medium	Local	Long term		appropriate density in order to minimise the				
contamination	Mixed Use	0			Medium	Local	Long term		need to release additional greenfield land.				

Land at Altrincham Was	ncham Wastewater Treatment Works												
		Т	imescal	le			Nature of Effe	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	of some conta	A portion of the site is identified by the Contaminated Land Prioritisation Mapping as a high risk site and each of the proposed uses could therefore result in the remediation of some contaminated land. Nevertheless, the site comprises largely of greenfield land and it is within the Green Belt. As such, the proposed use of the site would result in the significant loss of greenfield land within the Green Belt and, as such, could have a major negative impact on the objective.											
E7. Protect and improve water quality	Housing Employment Mixed Use	0 0	+ + + + +	+ + + +	Low Low	Local Local	Long term Long term Long term	Secondary impacts on biodiversity					
	potentially higl quality by elim on the objectiv	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 50m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have some positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	Housing Employment Mixed Use	0 0 0		- - -	Low Low Low	Local Local Local	Long term Long term 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.				
	vehicular emis for housing, er	ssions. The mploymen e of any in	e site is m t or mixed mpact on	ore than 4 I use deve air quality	100m from a Quelopment has the	ality Bus Co e potential t	orridor and in excess o result in unsustain	s of 800m from a train or Metrolin nable modes of travel that have a	evitably generate some traffic and result in k station. As such, the proposed use of the site negative impact on air quality. Nevertheless, as ent, there is only a low level of certainty in				
E9. Protect and enhance the diversity and distinctiveness of	Housing Employment Mixed Use	0 0 0	-	-	Low Low	Local Local	Long term Long term Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.				
landscape and townscape character and cultural facilities	Proposals Maj use developm	p ENV17 a ent is likel	as an area y to have	a where la a significa	ndscape charac	eter would be eact on the c	e protected. In addit	tion, the site is within the Green B	I by Core Strategy Policy R2 and on UDP selt and its use for housing, employment or mixed practeristic of these areas. As such, each of the				
Economic													
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary					

		Т	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
high performance and sustainable economy to	Employment	0	+	+	Medium	Borough wide	Long term	economic impacts through the creation of jobs in the	
provide a powerful contribution to regional	Mixed Use	0	+	+	Medium	Borough wide	Long term	construction process.	
growth	be unlikely to place in a loca	have any s ation which out in Cor	for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employens any significant effects on the objective. The use of the site for employment or mixed use development would result in employed is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the pon Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development therefore has the pont of the site for employment or mixed use development or mixed use development or mixed use the pont of the site for employment or mixed use development or mixed use development or mixed use the pont of the site for employment or mixed use development or mix						ould result in employment development taking wever have the potential to meet some of the
EC2. Reducing disparities	Housing	0	0	0	Medium	N/A	N/A		
by releasing the potential	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and	1
of all residents particularly	Mixed Use	0	++	++	Medium	Local	Long term	quality of life.	
in areas of disadvantage	potential to re-	sult in the	provision	of employ	ment and trainii	ng opportun	ities in a location tha	ctive. The use of the site for empl at is adjacent to Sale West Priorit nerefore have a major positive im	oyment or mixed use development has the y Regeneration Area and Broadheath pact on the objective.
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		
image as a tourism	Employment	0	0	0	Medium	N/A	N/A		
destination	Mixed Use	0	0	0	Medium	N/A	N/A		
								e appropriate proposal to support is unlikely to have a significant e	the culture and tourism offer will be supported. ffect on the objective.
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		
term sustainability of Employment 0 ? ? Low More Long term Secondary impact	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.							
	Mixed Use	0	?	?	Low	More than	Long term		

Land at Altrincham Wastewater Treatment Works												
		Т	imescal	е			Nature of Eff	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Mitigation				
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant adverse impact on the sustainability of Trafford's town centres. There is however only a low level of certainty about this impact as it is unknown whether any employment development at the site would incorporate a B1 office element and Core Strategy policy W2 has a presumption against out of centre development of town centre uses.											
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		·			
and environmental	Employment	0	0	0	Medium	N/A	N/A					
performance of the	Mixed Use	0	0	0	Medium	N/A	N/A					
economy		As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.										

Sustainability Summary

The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses could have a positive impact on the objectives relating to improving accessibility to essential services and facilities; crime; and reducing poverty and social exclusion. In addition, through having the potential to generate apprenticeships or support existing schools with surplus capacity, each of the proposed uses could also have a positive impact on the objective of improving qualifications and skills.

The use of the site for housing, employment or mixed use development could have a positive effect the environmental objectives relating to reducing contributions to climate change; protecting water quality; and reducing the impacts of climate change. Each of the proposed uses would however result of the loss of greenfield land in the Green Belt and in the area where the Core Strategy seeks to protect landscape quality. As such, each of the proposed uses could have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. In addition, given the quantum of development that could be delivered on the site and its distance from high frequency public transport services, it is considered that each of the proposed uses could have a negative impact on the objectives that relate to reducing the impacts of traffic on the environment and protecting air quality; and an uncertain impact on the objective of enhancing choice of travel mode. Each of the uses could also have a major negative impact on the objective that relates to biodiversity and would have an uncertain impact on the objective of reducing the effects of traffic on the environment.

The use of the site for housing or mixed use development could have a positive impact on the objectives relating to achieving a better balance in the housing market. Both of these uses could have some positive effect on the objective relating to health. By contrast, the use of the site for employment development would be unlikely to have a significant impact on either of these objectives.

The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have a major positive impact on the objective relating to reducing economic disparities and some positive impact on the objective of enhancing Trafford's economic performance. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.

Site Address	Land at Barton Bridge, Davyhulme		
Site Reference	CFS12-1045-151		
Proposed Use	Employment	Site Area	1.68 ha

Land at Barton Bridge, Davy	/hulme										
		Timescale				Nature of Eff	fect				
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation			
	years	years	years				synergistic				
Social				•		:	•				
S1. Achieve a better balance and	0	0	0	Medium	N/A	N/A					
mix in the housing market			employment	development wou	ıld not result in	the loss of a previou	usly identified housing site and would be	unlikely to have any significant impact			
between availability and demand	on the obje	ective.									
S2. Improve accessibility for all	0	+	+	Medium	Local	Long term	Cumulative impact with other				
to essential services and							developments on the maintenance				
facilities							and enhancement of public				
	The site is	ithin 20 mi		 		lie transport As acce	transport services				
00.51		within 30 mil	lutes travel				h, the proposed use of the site could ha				
S3. Enhance transport	0	-	-	Low	Local	Long term		Secure contributions towards			
infrastructure, improve choice of	The site is			Th.u		400f.H:t- TI-		enhancing public transport services.			
travel mode and quality of life to all communities.							is bus stop is however situated to the ea				
an communities.							s of 500m from the site and there are als nan 800m from a railway, Metrolink or bu				
						impact on the partic		is station. As such, the proposed use			
S4. Reduce crime, disorder and	0	±	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development			
the fear of crime			•	Low	Loodi	Long tom	Coordary impacts on quality of inc.	management process to ensure			
								development complies with Core			
								Strategy policy L7.4			
							ominantly employment area and would h				
	accordance	e with Core S	Strategy poli	cy L7.4. The prop	osed use of the	site could therefore	e have a significant positive impact on th	e objective. There is however only a			
	low level of	f certainty ov	er this impa	ct due to it being u	uncertain wheth	ner any developmen	t delivered on the site would be in accor	dance with Core Strategy policy L7.4.			
S5. Reduce poverty and social	0	0	0	Low	N/A	N/A					
exclusion							ion Area and is not effectively linked to t				
								ave a significant impact on reducing			
	poverty or	uch, although the proposed use of the site would have the potential to create some employment opportunities, it is unlikely to have a significant impact on reducing overty or social exclusion. Consequently, the proposed use is unlikely to have a significant impact on the objective.									

Land at Barton Bridge, Davy	yhulme									
		Timescale				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	O The propos	0 sed use is un	0 likely to hav	Medium e an impact on co	N/A mmunity facilit	N/A ies and is unlikely to	have any significant effects on the obje	ective.		
S7. Improve qualifications and skills of the resident population	objective.	O + + Low Local Long term The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	this source	of noise pol	ution, it is co	onsidered that the	proposed use	of the site has the p	Secondary impacts on quality of life a as a major source of noise. Conseque to the source of noise impact on the sally considered to be a noise-sensitive u	e objective. There is however only a		
S9. Protect and improve local neighbourhood quality	0 The redeve	0 elopment of t	0 he site for w	Medium	N/A the improveme	N/A	land/sites identified on the Trafford Dere			
Environment										
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions. Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.		
	The use of the site for employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, as the exact nature of any future employment use is unknown, and taking into account the size of the site and the scale of development it would be likely to accommodate, there is only a low level of certainty about the impact on the objective.									

Land at Barton Bridge, Davy	yhulme									
		Timescale				Nature of Eff	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features							Improved image of the local area the very northern tip of the site is within dverse impact on this, or any other, desi			
	use of the developme	site does hovent. There is	wever have t however only	he potential to ha	ve a positive in rtainty over this	npact on this objective	ve by enhancing existing open space or ing uncertain whether or not any develo	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	proposed u	se of the site has	the potential to	reduce contribution	ation technologies and/or other low carb ns to climate change. There is however of ould 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.		
	proposed u		e is therefore	likely to increase			of the site are also known to be suscept erefore require some mitigation. As such			
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 site 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 waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would 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.			

Land at Barton Bridge, Davy	yhulme											
		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		he proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk ontaminated land. As such, the proposed use of the site could have a major positive impact on the objective										
E7. Protect and improve water quality	medium ris water quali however or	O + + Low Local Long term Secondary impacts on biodiversity The use of the site for employment development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.										
E8. Protect and improve air quality	public trans major nega	sport service ative impact o	s. The site i	s also within the blive. Nevertheless	ouffer zone for a s, as the signific	an AQMA. It is there	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park traffic and the site is not located in particular considered that the proposed use on air quality can only be truly quantified objective.	of the site has the potential to have a				
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities												
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	+	+	Low	Local	Long term		Secure improved public transport links to the site, particularly from Regeneration Areas				

Land at Barton Bridge, Davy	hulme										
		Timescale									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
contribution to regional growth	accessible the site for	The proposed use would result in employment development taking place on a site that does not comprise of previously developed land, which is not particularly accessible by alternative modes of travel and which is not within one of the focus areas for employment uses set out in Core Strategy policy W1. The proposed use the site for employment could however still make some positive contribution to economic growth and therefore have some positive impact on the objective. There is however only a low level of certainty about this impact.									
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	nearest Pri	O O Medium N/A N/A The use of the site for employment development would have the potential to create some employment opportunities. The site is however in excess of 3km from the nearest Priority Regeneration Area or Regeneration Area and is presently poorly served by public transport. Consequently, the proposed use is unlikely to have any significant impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination							ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to			
EC4. Encourage the long term sustainability of Trafford's Town Centres	support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective. O O Medium N/A N/A The site is not located in particularly close proximity to any of Trafford's town centres. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.										
EC5. Improve the social and environmental performance of the economy				Medium development is un at on the objective		N/A a significant impact	on the social or environmental performa	nce of the economy and, as such, is			
Sustainability Summary											

Land at Barton Bridge, Davy	Land at Barton Bridge, Davyhulme											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

The proposed use of the land at Barton Bridge for employment development has the potential to have a positive impact on certain sustainability objectives. In particular, it could have some positive impact on the social objectives relating to improving access to services and facilities and crime. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. The use of the site for employment development could also have some positive impact on Trafford's economic performance.

The use of the site for employment development could also have a positive impact on some environmental objectives. Specifically, it would result in the remediation of an area of potentially contaminated land and could therefore have some positive effect on the objectives that relate to land resources and water quality. Other environmental objectives that the proposed use of the site could have a positive impact on include those that relate to biodiversity and reducing contributions to climate change.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and is located within the buffer zone for an AQMA. The proposed use therefore has the potential to have a major negative effect on the objectives relating to air quality; and some negative impact on the objectives of reducing the effects of traffic on the environment; and improving choice of travel mode. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.

In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.

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

Site Address	Land at Davenport Green Hall		
Site Reference	CFS07-1276-115		
Proposed Use	Remove site from the Green Belt to support use of existing tourist facility	Site Area	2.9 ha

Land at Davenport Green Ha	all							
		Timescale				Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	•	i.			•		•	
S1. Achieve a better balance and mix in the housing market between availability and demand				Medium residential develo ignificant impact of			e loss a previously identified housing site	e. As such, the proposed use of the
S2. Improve accessibility for all to essential services and facilities		0 al of the site impact on the		Medium een Belt is unlikel	N/A y to have a sigi	N/A nificant impact on ac	ccess to essential services and facilities	and, as such, is unlikely to have a
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	The remove the objective		0 from the Gr	Medium een Belt is unlikel	N/A y to have a sigi	N/A nificant impact on ch	 noice of travel mode and, as such, is unli	kely to have a significant impact on
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
	any develo impact on t	pment would the objective	I have the po . There is ho	otential to be desi	gned in accorda	ance with Core Strat	i would be delivered on the site if it were tegy policy L7.4. The proposed use of the turn to it being uncertain whether any dev	to be removed from the Green Belt, e site could therefore have a positive
S5. Reduce poverty and social	0	0	0	Low	N/A	N/A		
exclusion							e some employment opportunities. Never of the site is unlikely to have a significar	
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		

Land at Davenport Green Ha	all											
		Timescale)									
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 remov	The removal of the site from the Green Belt is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.										
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A						
skills of the resident population		1					ind skills and is unlikely to have any sigr	nificant effects on the objective.				
S8. Improve the health and,	0	0	0	Medium	N/A	N/A						
inequalities in health of the population	The remov	al of the site	from the Gre	een Belt is unlikely	y to have an im	ipact on health and i	is unlikely to have any significant effects	on the objective.				
S9. Protect and improve local	0	0	0	Medium	N/A	N/A						
neighbourhood quality							neglected land/sites identified on the Tra	afford Derelict Property and Sites list.				
	As such, it	is unlikely to	have any si	gnificant effects o	n the objective							
Environment	1	1	ı	T .	T .							
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure contributions towards enhancing public transport services.				
on the environment	Δdditional	develonment	to support t	l he evistina tourist	l facility has the	notential to genera	te some additional traffic. The site is loc					
							Quality Bus Corridor and more than 800					
							ble patterns of travel and, as such, the p					
							of certainty about this impact as the amo					
	generated	is uncertain.		-		•	·					
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.				
	the potentianthe the absence	The site is within a designated wildlife corridor and it s removal from the Green Belt and subsequent development associated with its existing tourist use therefore has the potential to have a significant adverse impact in this designated natural asset and, as a result, could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										

Land at Davenport Green Ha	all									
		Timescale	•			Nature of Eff	iect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5		
	measures.	As such, the	proposed u	se of the site has	the potential to	reduce contribution	ation technologies and/or other low carb as to climate change. There is however o ould incorporate these measures.			
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term				
change	to be at a l	ow/medium	risk of floodin	g and any develo	pment that too	k place on the site n	ntified as a surface water management a may offer some opportunities to reduce f we impact on the objective.			
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.		
	Any develo	pment at the	site is likely	to make mainly of	off-site provision	n for the manageme	ent of waste. Waste generated by the de	velopment could be managed using		
							ecycling. It is however presently unknow e would have an uncertain impact on the	e objective.		
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any future development at the site is appropriate in scale in order to minimise the loss of greenfield land.		
	The proposed use of the site seeks to remove it from the Green Belt. Consequently, any subsequent development that took place on the site would not amount to development within the Green Belt. The site does however comprise predominantly of greenfield land and any subsequent development at the site would have the potential to result in the loss of greenfield land. As such, the proposed use of the site has the potential to have a negative impact on the objective.									
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	t on the objective.		
ETT TOLOGUANA INIPIOTO WALCE				LOW	Looui	Long torm	Coochadiy impacts on bloatvorsity			

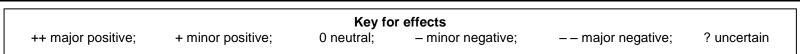
Land at Davenport Green Ha	all											
	-	Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
quality	The removal of the site from the Green Belt and any subsequent development that takes place could result in the remediation of an area of land that is identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 50m of a watercourse and, as such, any development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use could therefore have some positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health	Secure contributions towards enhancing public transport services.				
	outside of t from a raily a negative	Additional development to support the existing tourist facility has the potential to generate some additional traffic. The site is not within an AQMA but it is located outside of the urban area and is in excess of 400m from the nearest bus stop. The site is also in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. Consequently, any additional development at the site could result in unsustainable patterns of travel and, as such, could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area.	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated. Use of appropriate landscaping to minimise the visual impact of any				
	The site is within the Green Belt. The removal of the site from the Green Belt and any subsequent development of the site could have some negative impact on the character and openness of adjoining Green Belt land. The site is also in an area that is identified by Core Strategy policy R2 and UDP policy ENV17 as an area where landscape character should be protected. Furthermore, the site also contains the grade II listed Davenport Green Hall and the development of the site could have some impact on the setting of this heritage asset. As such, the proposed use of the site has the potential to have a negative impact on the objective by adversely affecting the character of the landscape.											
Economic				•								
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A						
performance and sustainable		The site is not within one of the focus areas for employment uses identified in Core Strategy policy W1.3 and the removal of the site from the Green Belt is unlikely to										
economy to provide a powerful contribution to regional growth	have a sigr	nificant impa	ct on econoi	mic growth. Conse	equently, the pr	oposed use of the s	ite is unlikely to have a significant impac	ct on the objective.				

Land at Davenport Green Ha	Land at Davenport Green Hall												
		Timescale				Nature of Eff	ect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage		0 within 3km o use of the site	therefore considered that the										
EC3. Enhance Trafford's image as a tourism destination	encourage	d. It is howe	er an existin	ig tourist facility a	nd its removal		nere appropriate proposals to support th could support its existing role and there						
EC4. Encourage the long term sustainability of Trafford's Town Centres	objective of enhancing Trafford's image as a tourism destination. O O O Medium N/A N/A The proposed use of the site is unlikely to have any significant effects on the sustainability of Trafford's town centres.												
EC5. Improve the social and environmental performance of the economy	O O Medium N/A N/A The proposed use of the site is unlikely to have any significant effects on the social or environmental performance of the economy.												

Sustainability Summary

The removal of the land at Davenport Green Hall from the Green Belt in order to support the use of the existing tourist facility would not have any significant impact on the majority of the sustainability objectives. The proposed use of the site could however enhance the existing function of the site and, as a result, have some positive impact on the image of Trafford as a tourism destination. Any development delivered on the site could also be designed in accordance with Core Strategy policy L7.4 and could incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site could have some positive impact on the objectives that relate to crime and reducing contributions to climate change. Other objectives that the proposed use of the site could have a positive impact on include those that relate to protecting water quality and reducing the impacts of climate change.

The proposed use of the site could however have a negative impact on several objectives. In particular, the removal of the site from the Green Belt and any subsequent development to support the use of the existing tourist facility could have a negative impact on the objectives or protecting landscape character and conserving land resources. The site is within a designated wildlife corridor and any development at the site could have a major negative impact on the objective of protecting biodiversity. In addition, due to the fact that the site is outside of the urban area and is poorly served by public transport, any future development delivered at the site has the potential to have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.



Site Address	Land at Davyhulme Wastewater Treatment Works		
Site Reference	CFS07-1089-34		
Proposed Use	Housing, Employment or Mixed Use (housing and employment)	Site Area	13.3 ha

Land at Davyhulme Was	stewater Tre	atment	Works						
		T	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social									
S1. Achieve a better balance and mix in the housing market between	Housing	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
availability and demand	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	the housing m new developm and affordable	arket. Alth ent delive housing, evelopme	ough then ers a range as identifi nt would r	re is prese e of housir led in the (not result i	ntly limited info ng both in terms Greater Manche	rmation on t of size and ester Strateg	he type and tenure tenure. The site the ic Housing Market	of housing that would be delivere erefore has the potential to make Assessment (SHMA) (2008) and	ential to make a contribution to balance and mix of ad, Core Strategy policy L2 seeks to ensure that a long term contribution to the need for family update report (2010). The use of the site for and, as such, would be unlikely to have a
S2. Improve accessibility	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other	
for all to essential services	Employment	0	++	++	Medium	Local	Long term	development on the	
and facilities	Mixed Use	0	++	++	Medium	Local	Long term	maintenance and enhancement of public transport services	
								hin 20 minutes travel time of essestive impact on the objective.	ential services by public transport. As such, the
S3. Enhance transport	Housing	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public
infrastructure, improve choice of travel mode and	Employment Mixed Use	0	+	+	Low Low	Local Local	Long term Long term		transport services.

		T	imescal	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
quality of life to all communities.	immediately a	djacent to objective.	aspiration	nal cycle r	outes that may	form part of	the Strategic Active	e Travel network. As such, each o	se Road and Davyhulme Road. The site is also f the proposed uses could have some positive uality Bus Corridor or within 800m of a railway or
S4. Reduce crime, disorder	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality	Use of the development management proces
and the fear of crime	Employment	0	+	+	Low	Local	Long term	of life.	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	1	Strategy policy L7.4
	could therefor	e have a p	ositive im	pact on th		ere is howe	ver only a low level of L7.4.		nousing, employment or mixed use developmer o it being uncertain whether any development
S5. Reduce poverty and	Housing	0	0	0	Medium	N/A	N/A		
social exclusion	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
								on Area nor is it linked to these are is unlikely to have a significant in	eas by a high frequency public transport systen npact on the objective.
S6. Encourage a sense of	Housing	0	0	0	Medium	N/A	N/A		
community identity and	Employment	0	0	0	Medium	N/A	N/A		
velfare and value	Mixed Use	0	0	0	Medium	N/A	N/A		
diversity, improve equity and equality of opportunity	The proposed effects on the		site for h	ousing, ei	mployment or m	ixed use de	velopment is unlike	ly to have an impact on communi	ty facilities and is unlikely to have any significar
67. Improve qualifications	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and	
and skills of the resident	Employment	0	+	+	Low	Local	Long term	quality of life.	
oopulation	Mixed Use	0	+	+	Medium	Local	Long term		
									Regeneration Area but it does presently have
									therefore have a positive impact on the objective
									ment purposes has the potential to generate
							ective. There is how	vever only a low level of certainty	over this impact as it is presently uncertain
	whether any o	occupier of	the devel	opment w	ould offer appre	enticeships.			

Land at Davyhulme Was	stewater Tre	atment	Works						
		Ţ	imescal	е			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S8. Improve the health and, inequalities in health	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
of the population	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	There is howe would choose	ever only a to particip	low of ce ate in spo	rtainty of t ort or exer	his impact beca cise. The use o	use the phy f the site for	sical proximity of the employment devel	e site to sports facilities does not	pport for participation in sport and recreation. guarantee that the occupants of the development a significant impact on the objective.
S9. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		
local neighbourhood	Employment	0	0	0	Medium	N/A	N/A		
quality	Mixed Use	0	0	0	Medium	N/A	N/A		
							ficant effects on the		y neglected land/sites identified on the Trafford
Environment									
E1. Reduce the effect of	Housing	0	-	-	Low	Local	Long term	Secondary impacts on	Secure contributions towards enhancing public
traffic on the environment	Employment	0	-	1	Low	Local	Long term	greenhouse gas emissions	transport services.
	Mixed Use	0	•	ı	Low	Local	Long term	and air quality.	
	facilities within from a Quality	n walking o Bus Corr	distance o dor and m	f the site a nore than	and the site is w 800m from a rai	ithin 250m o lway, Metro	of bus stops on Woo link or bus station. (odhouse Road and Davyhulme Ro	,
E2. Protect, enhance and	Housing	0			Medium	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the
restore open space,	Employment	0			Medium	Local	Long term	of the local area	potential impact of development at this site on
biodiversity, flora and fauna, geological and geo-	Mixed Use	0			Medium	Local	Long term		the ecological value of these features.
morphological features									Exclude area of the site that is a SBI and a suitable buffer from the developable area.

Land at Davyhulme Wa	stewater Tre	atment	Works						
		Т	imesca	e			Nature of Eff	ect	
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
	proposed use have a major	s has the ր negative ir	ootential to	o have a s the object	significant adver	se impact on the absence	n designated natura ce of appropriate ec	al assets or could even result in t	anal wildlife corridor. Consequently, each of the he loss of a SBI. As such, each of the uses could a Strategy policy R2 requiring proposals to protect
E3. Reduce contributions	Housing	0	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process
to climate change	Employment	0	+	+	Low	Local	Long term	associated with climate	to ensure development complies with Core
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
54 B. L	however only	a low leve			nis impact due to	it being un	certain whether or r		educe contributions to climate change. There is n the site would incorporate these measures.
E4. Reduce impact of	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to
climate change	Employment	0	-	-	Medium	Local	Long term		minimise flood risk and surface water run-off.
	Mixed Use	0	-	-	Medium	Local	Long term		Application of the Exception Test for the parts of the site within Flood Zone 3 and, if necessary, exclude this part of the site from the development area.
	A significant p	roportion	of the site	is within I	Flood Zone 2 ar	d parts of th	ne site are within Flo	ood Zone 3. As such, the site is	considered to be at a high risk of flooding and the
									e flood risk elsewhere and could require the
	implementatio	n of signifi	icant flood	d risk man	agement/mitiga	tion measur	es. Consequently,	each of the proposed uses could	I have a negative impact on the objective.
E5. Reduce the	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the	Use of the development management process
environmental impacts of	Employment	0	?	?	Low	Local	Long term	need for additional landfill	to ensure development complies with Core
consumption and	Mixed Use	0	?	?	Low	Local	Long term	capacity	Strategy policy L6 and the Waste DPD.
production									anagement of waste. Waste generated by the
									nd recycling. It is however presently unknown oposed uses would have an uncertain impact on
E6. Conserve land	Housing	0	?	?	Low	Local	Long term	Secondary impacts on	Ensure any development is built to an
resources and reduce land	Employment	0	?	?	Low	Local	Long term	perceptions of the area.	appropriate density in order to minimise the
contamination	Mixed Use	0	?	?	Low	Local	Long term		need to release further greenfield sites.

Land at Davyhulme Wa			imesca	e			Nature of Effe	ect				
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	The majority of the site is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. Consequently, each of the proposed uses could result in the reclamation of a significant area of contaminated land. Nevertheless, the majority of the site is considered to be greenfield and the proposed use of the site would therefore result in the loss of a significant area of greenfield land. As such, each of the proposed uses of the site would have an uncertain impact on the objective as it is uncertain whether the remediation of a significant area of contaminated land would outweigh the significant loss of greenfield land.											
E7. Protect and improve	Housing	0	+	+	Low	Local	Long term	Secondary impacts on				
water quality	Employment	0	+	+	Low	Local	Long term	biodiversity				
	Mixed Use	0	+	+	Low	Local	Long term	1				
E8 Protect and improve air	water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have some posimpact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
	quality of near	by waterco	ourses.									
E8. Protect and improve air	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport			
quality	Employment	0	-	-	Low	Local	Long term	particularly among those who	network and ensure that the development is			
	Mixed Use	0	-	-	Low	Local	Long term	suffer from respiratory illnesses.	accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.			
	The site is not within 200m of an AQMA but the use of the site for housing, employment or mixed use development would inevitably generate some traffic and result in vehicular emissions. The site is more than 400m from a Quality Bus Corridor and in excess of 800m from a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to result in unsustainable modes of travel that have a negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.											
				ctive.								
E9. Protect and enhance				ctive.	Low	Local	Long term	Secondary impacts on	Use of appropriate landscaping to minimise the			
E9. Protect and enhance he diversity and	relation to the	impact on		ctive.	Low Low	Local Local	Long term Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.			
he diversity and listinctiveness of	relation to the Housing	impact on 0		ctive			•	-				
he diversity and	relation to the Housing Employment Mixed Use	o O O	this objection	- - -	Low	Local Local	Long term Long term	perceptions of the area				

Land at Davyhulme Was	stewater Tre	atment	Works							
		T	imescal	е			Nature of Eff	ect		
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary		
high performance and sustainable economy to	Employment	0	+	+	Medium	Borough wide	Long term	economic impacts through the creation of jobs in the		
provide a powerful contribution to regional	Mixed Use	0	+	+	Medium	Borough wide	Long term	construction process.		
growth	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. Each of these proposed uses would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a position impact on the objective.									
EC2. Reducing disparities	Housing	0	0	0	Low	N/A	N/A		Secure improvements to the public transport	
by releasing the potential	Employment	0	0	0	Low	N/A	N/A		network and ensure that the development is	
of all residents particularly	Mixed Use	0	0	0	Low	N/A	N/A		accessible by a choice of means of transport.	
in areas of disadvantage	employment o	pportunitie	es. Nevert	heless, th	e site is in exce	ss of 3km fr	om the nearest Prio	rity Regeneration Area or Regene	mixed use development would generate some eration Area and is not linked to these areas by a ely to have a significant impact on the objective.	
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A			
image as a tourism	Employment	0	0	0	Medium	N/A	N/A			
destination	Mixed Use	0	0	0	Medium	N/A	N/A			
								e appropriate proposal to support is unlikely to have a significant ef	the culture and tourism offer will be supported. fect on the objective.	
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A			
term sustainability of Trafford's Town Centres	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.	
	Mixed Use	0	?	?	Low	More than local	Long term			

Land at Davyhulme Wastewater Treatment Works													
		T	imescal	е			Nature of Eff	ect					
SA Objective	Use	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Mitigation					
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant adverse impact on the sustainability of Trafford's town centres. There is however only a low level of certainty about this impact as it is unknown whether any employment development at the site would incorporate a B1 office element and Core Strategy policy W2 has a presumption against out of centre development of town centre uses.												
EC5. Improve the social and environmental performance of the	Housing Employment Mixed Use	0 0	0	0 0	Medium Medium Medium	N/A N/A N/A	N/A N/A N/A						
economy	As a non-com	mercial or		ent use, t	he use of the sit	te for housin	g would be unlikely		lais objective. The use of the site for employment within a town, district or local centre.				

Sustainability Summary

The proposed use of the land at Davyhulme Wastewater Treatment Works for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses could have a major positive impact on the objective that relates to improving accessibility to essential services and facilities and would have the potential to have a positive impact on the objectives that relate to education and skills; crime; and improving choice of travel mode.

The use of the site for housing, employment or mixed use development could have a positive effect the environmental objectives relating to reducing contributions to climate change; and protecting water quality. However, each of the proposed uses would have a negative or uncertain impact on several environmental objectives. In particular, the majority of the site is designated as a SBI and any development on the site would have the potential to have a major negative impact on the objective of protecting biodiversity. A significant portion of the site is also at risk of flooding and each of the proposed uses could therefore have a negative impact on the objective of reducing the impacts of climate change. In addition, given the quantum of development that could be delivered on the site and its distance from high frequency public transport services, it is considered that each of the proposed uses could have a negative impact on the objectives that relate to reducing the impacts of traffic on the environment and protecting air quality. Other environmental objectives that each of the proposed uses would have a negative or uncertain impact on include those that relate to landscape character; conserving land resources; and the environmental impact of consumption and production.

The use of the site for housing or mixed use development could have a positive impact on the objectives relating to achieving a better balance in the housing market. Both of these uses could have some positive effect on the objective relating to health. By contrast, the use of the site for employment development would be unlikely to have a significant impact on either of these objectives.

The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have some positive impact on the objective of enhancing Trafford's economic performance. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.

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

Site Address	Land at Hale Wastewater Treatment Works, Hale							
Site Reference	CFS07-1089-33							
Proposed Use	Housing	Site Area	4.96 ha					

Land at Hale Wastewater Tre	eatment V	Vorks, Hal	е								
		Timescale				Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social				•		•	•	•			
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.				
between availability and demand											
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport.				
	There are some service and facilities within walking distance of the site, including a neighbourhood centre on Park Road. The site is also within 30 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a positive impact on the objective.										
S3. Enhance transport infrastructure, improve choice of	0	-	-	Medium	Local	Long term		Secure contributions towards enhancing public transport services.			
travel mode and quality of life to all communities.	travel mode and quality of life to There are some local facilities within walking distance of the site. The site is however outside of the existing urban area and is not within 400m										
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			
	negative in		objective. H				ed location. Consequently, the use of the simpact as any housing on the site could				

Land at Hale Wastewater Tr	eatment V	Vorks, Hal	е						
		Timescale				Nature of Eff	fect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A			
exclusion							y of a Priority Regeneration Area or a Re y or social exclusion.	egeneration Area. The development of	
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A			
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	likely to hav	e an impact on co	mmunity facilit	es and is unlikely to	have any significant effects on the obje	ctive.	
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.	
	Whilst Bolli proposed u	in Primary Souse of the site	chool has a see for housing	small surplus of pl g would have a po	laces, Stamford sitive impact or	l Park Primary Scho n a school with surp	in Primary School. Neither of these school is presently operating above capacity lus places or generate the need for extrave an uncertain impact on the objective.	As such, it is uncertain whether the a capacity to be provided at a school	
S8. Improve the health and,	0	+	+	Low	Local	Long term	Secondary impacts on quality of life		
inequalities in health of the population	The site is in excess of 200m from the M56 which is a major source of noise pollution and although the site is within 200m of a railway line, this section of the railway line is not identified by Defra as a major source of noise. The site is within 1800m of sports facility and the use of the site for housing therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.								
S9. Protect and improve local	0	0	0	Medium	N/A	N/A			
neighbourhood quality							int of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and	
Environment									
E1. Reduce the effect of traffic on the environment	0	-	-	Medium	Local	Long term	Cumulative impact with other development on congestion.	Secure enhancements to public transport provision.	
							Secondary impacts on air quality and contributions to climate change.		

Land at Hale Wastewater Tr	eatment V	Vorks, Hal	е									
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	walking dis site is also	The use of the site for housing will inevitably generate a degree of traffic and may place additional pressure on nearby roads. There are some local facilities within walking distance of the site. The site is however outside of the existing urban area and is not within 400m of a Quality Bus Corridor or a train or Metrolink station. The site is also not within convenient walking distance of a school, in excess of 250m from the nearest bus stop and not located in close proximity to any existing or proposed routes on the Strategic Active Travel Network. The proposed use of the site is therefore likely to increase car use and could have a negative impact on the objective.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.				
	The site is immediately adjacent to Bentley and Tomfield SBI and is also within a wildlife corridor. The use of the site for housing could have a significan impact on these designated natural assets and, as a result, have a major negative impact on the objective. However, in the absence of appropriate ecolor and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.											
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.											
E4. Reduce impact of climate	0			Medium	Local	Long term						
change	The site is	therefore at	a high risk o	of flooding and its	use for housing		Parts of the site are also known to be increase flood risk elsewhere and could the objective.					
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				

Land at Hale Wastewater Tro	eatment V	orks, Hal	е									
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	options at t	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.										
E6. Conserve land resources and reduce land contamination	0	-	-	Low	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land.				
	contaminat	ed land. Nev	ertheless, tl	he proposed use of	of the site would		Contaminated Lane Prioritisation Mappi of a large area of greenfield land within the ctive.					
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
quality	Prioritisation by eliminat	n mapping a ing a potentia	s potentially al source of	/ medium risk con pollutants. Nevert	taminated land heless, given t	. As such, the propo	t in the remediation of a site identified by osed use of the site has the potential to hether any potential land contamination	nave a positive impact on water quality				
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.				
	despite the	The site is not within an AQMA but the use of the site for housing will inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities within walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.										

Land at Hale Wastewater Tr	eatment V	Vorks, Ha	le								
		Timescale)			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.			
Francomia	The eastern part of the site is approximately 100m from the Grade II listed Bankhall Farm. The proposed use of the site would have the potential to have a negative impact on the existing semi-rural setting of this listed building. The proposed use of the site for housing would also result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. In addition, the site is within the Green Belt and its use for housing is likely to have a significant negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, the proposed use of the site for housing could have a negative impact on the objective.										
Economic	1 0	1 0	1 0		1 21/2	1 1/4		1			
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A	Potential secondary economic				
performance and sustainable							impacts through the creation of jobs				
economy to provide a powerful			<u> </u>	<u> </u>		<u> </u>	in the construction process.	<u> </u>			
contribution to regional growth				an employment u any significant effe			ot result in the loss of a site that has pre	viously been identified as employment			
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A	Potential secondary economic				
releasing the potential of all				Medium	IN/A	IN/A	impacts through the creation of jobs				
residents particularly in areas of							in the construction process.				
disadvantage	The propos	sed use of th	e site is not	an emplovment u	se and is unlike	elv to have anv signi	ficant effects on the objective.				
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
as a tourism destination	•					,	led by Core Strategy policy R6 as a key	area where appropriate proposals to			
							any significant effects on the objective.	and the dept op hat proposed to			
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A	,				
sustainability of Trafford's Town Centres	number of	people using	these centr	es. Nevertheless,	due to the dist	ance of the site to the	buld have a positive impact on Trafford's ne nearest of Trafford's town centres, it is town and district centres.				

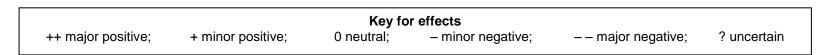
Land at Hale Wastewater Treatment Works, Hale												
		Timescale										
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
EC5. Improve the social and environmental performance of the economy	O The propose economy.	0 sed use of th	0 e site is not	Medium a commercial or b	N/A usiness use a	N/A nd is unlikely to have	any significant effects on the social or e	environmental performance of the				

The proposed use of the land at Hale Wastewater treatment works for housing could have a positive impact on a number of social objectives. In particular, the provision of housing has the potential to help improve the balance and mix of the housing market and the proposed use also has the potential to have some positive effect on the objectives relating to health and accessibility to essential facilities. The proposed use of the site could also have a positive impact on some environmental objectives, including those that relate to reducing contributions to climate change; and improving water quality.

The proposed use of the site would however result in the provision of housing in a location that is outside of the urban area and with relatively few local facilities within convenient walking distance. The site is also in excess of 400m from a Quality Bus Corridor, more than 800m from a train or Metrolink station and over 250m from the nearest bus stop. It is also not located near to existing or proposed cycle routes on the Strategic Active Travel Network. The proposed use of the site therefore has the potential to have a significant negative impact on the objectives relating to improving choice of travel mode; reducing the effects of traffic on the environment; and air quality.

The site is within a wildlife corridor and in close proximity to a SBI and the development of the site could have a detrimental impact on these designated natural assets and, by extension, have a major negative impact on the objective relating to biodiversity, flora and fauna. The site is also considered to be at a high risk of flooding and its use for housing could have a major negative impact on the objective of reducing the impacts of climate change. Furthermore, the proposed use of the site for housing could also have a major negative impact on the objectives that relates to crime and fear of crime; and conserving land resources; and would have an uncertain impact on the objectives that relate to education and skills; and reducing the environmental impacts of consumption and production.

The proposed use of the site would also result in development in close proximity to a listed building and in a location that is within the Green Belt and which has been identified by the Core Strategy as an area where landscape character would be protected. As such, the proposed use of the site for housing could also have a negative impact on the objective concerned with landscape and townscape character.



Site Address	Land at Hasty Lane, Hale		
Site Reference	CFS12-1087-32, CFS07-1087-32;		
Proposed Use	Housing	Site Area	1.1 ha

Land at Hasty Lane, Hale								
		Timescale	•			Nature of Eff	fect	
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation
	years	years	years				synergistic	
Social	•	'	8			!	•	
S1. Achieve a better balance and	0	+	+	Medium	Borough	Long term	Cumulative impact on securing a	
mix in the housing market					wide		more balanced housing market.	
between availability and demand							llance and mix of housing in Trafford. Alt	
							licy L2 seeks to ensure that new develo	
							n contribution to the need for family and	affordable housing, as identified in the
	Greater Ma	anchester St	rategic Hous	sing Market Asses	sment (SHMA)	(2008) and update		
S2. Improve accessibility for all	0	++	++	Medium	Local	Long term	Cumulative impact with other	
to essential services and							developments on the maintenance	
facilities							and improvement of public transport	
							services.	
							a primary school, and the site is less th	
	20 minutes	travel time	of essential s	services by public	transport. As s	such, the use of the	site for housing could have a major posi	tive impact on the objective.
S3. Enhance transport	0	+	+	Low	Local	Long term		Secure contributions towards
infrastructure, improve choice of								enhancing public transport services.
travel mode and quality of life to							te is less than 250m from a bus stop. Th	
all communities.							in 400m of a Quality Bus Corridor or 80	0m of a train or Metrolink station. As a
	result, ther	e is only a lo	w level of ce	ertainty that the pr	oposed use wo	ould have a positive	impact on this objective.	
S4. Reduce crime, disorder and	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development
the fear of crime								management process to ensure
								development complies with Core
								Strategy policy L7.4
							joins open space. Although there is pres	
							ential to be designed in accordance with	
1							vever only a low level of certainty over the	his impact due to it being uncertain
	whether ar	ny housing de	elivered on t	he site would be ii	n accordance v	vith Core Strategy p	Olicy L1.4.	

Land at Hasty Lane, Hale										
		Timescale				Nature of Ef	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S5. Reduce poverty and social	0	0	0	Low	N/A	N/A				
exclusion				ban area and is no e any significant ir			Regeneration Area or a Regeneration Ar	rea. The development of the site for		
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A				
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	likely to hav		mmunity facilit	ies and is unlikely to	o have any significant effects on the obje	ective.		
S7. Improve qualifications and	0	+	+	Medium	Local	Long term				
skills of the resident population	surplus of	olaces. The ι	use of the sit	te for housing cou	ld therefore he	lp address this surpl	a Priority Regeneration Area or a Rege lus and support the long term future of the sitive impact on the objective.	neration Area but it does have a his school by generating demand for		
S8. Improve the health and, inequalities in health of the	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.		
population	The site is within 200m of Hale Road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality							ent of any neglected land/sites identified ificant effects on the objective.	on the Trafford Derelict Property and		
Environment										
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.		
							Secondary impacts on air quality and contributions to climate change.			
	fact that the	ere are some	local faciliti		within conven		d may place additional pressure on nea se of the site, it is considered that the pro			

Land at Hasty Lane, Hale									
	•	Timescale)			Nature of Eff	iect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.	
	biodiversity	y, flora and fa	auna. The pro	oposed use of the	e site could the	refore have a major	ne site for housing has the potential to he negative impact on the objective. Howe d enhance biodiversity, there is only a lo	ver, in the absence of appropriate	
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5	
	measures.	As such, the	proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, rous to climate change. There is however of incorporate these measures.		
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term			
change	susceptible	e to surface v	vater flooding	g. The site is there	efore considere	ed to be at a low/med	rater management zone and the site doe dium risk of flooding and its proposed us positive effect on the objective.		
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.	
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term	·	Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.	

Land at Hasty Lane, Hale														
		Timescale	•			Nature of Ef	fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation						
		The site comprises of greenfield that is within the Green Belt. The proposed use would therefore result in the loss of greenfield land from the Green Belt and, as a result, would have a major negative impact on the objective.												
E7. Protect and improve water	0	0	0	Medium	N/A	N/A								
quality							n the remediation of a NLUD site or a sit As such, the proposed use is unlikely to							
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.						
	despite the	e fact that the	ere are some		d a bus stop w	thin convenient wall	rate additional traffic and result in some king distance of the site, it is considered							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.						
character and cultural facilities	ENV17 as	The site is within the Green Belt and in an area that was identified as an area of landscape character in Core Strategy R2 and on the UDP Proposals Map policy ENV17 as an area where landscape character would be protected. As such, the proposed use of the site for housing could have a negative impact on the objective impacting on the character of the landscape.												
Economic				T	1 1/4	1 21/4		1						
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.							
contribution to regional growth				an employment u any significant eff			ot result in the loss of a site that has pre	viously been identified as employment						

	•	Timescale	;					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	O The propos	0 sed use of th	0 e site is not	Medium an employment us	N/A se and is unlike	N/A	Potential secondary economic impacts through the creation of jobs in the construction process. ficant effects on the objective.	
EC3. Enhance Trafford's image as a tourism destination	0 The propos	0 sed use of th	0 e site is not	Medium a tourism use and	N/A it is not in a lo	N/A cation that is identification	ed by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to
EC4. Encourage the long term sustainability of Trafford's Town Centres							the scale of development it would be lik lity of Trafford's town and district centres	
EC5. Improve the social and environmental performance of the economy	O The propose economy.	0 sed use of th	0 e site is not	Medium a commercial or b	N/A usiness use ar	N/A nd is unlikely to have	e any significant effects on the social or e	environmental performance of the

The proposed use of the land at Hasty Lane for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime;; and improving choice of travel mode. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for a school which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives of reducing contributions to climate change; and reducing the impacts of climate change.

The use of the site for housing could however have a negative impact on several objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and its development for housing could have a major negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.

The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.

The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.

Site Address	Land off Flixton Road, North of Station, Flixton, M41 6JF		
Site Reference	CFS12-1235-134		
Proposed Use	Housing	Site Area	2.3 ha

Land off Flixton Road, North	n of Statio	n, Flixton										
		Timescale	•			Nature of Eff	fect					
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation				
	years	years	years				synergistic					
Social	•	•										
S1. Achieve a better balance and	0	+	+	Medium	More than	Long term	Cumulative impact with other					
mix in the housing market					local		developments on securing a more					
between availability and demand							balanced housing market.					
		ne proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure										
		housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The										
							e a long term contribution to the need fo	r family and affordable housing, as				
	identified in	n the Greater	Mancheste	r Strategic Housin	ng Market Asse	ssment (SHMA) (20	08) and update report (2010).					
S2. Improve accessibility for all	0	++	++	Medium	Local	Long term	Cumulative impact with other					
to essential services and							developments on the maintenance					
facilities							and enhancement of public transport					
							services.					
							imary schools, and the site is located in					
							n 20 minutes travel time of essential serv	vices by public transport. As such, the				
	proposed ι	use of the site	e for housing	would have a ma	ajor positive im	pact on the objective						
S3. Enhance transport	0	++	++	Medium	Local	Long term	Cumulative impact with other					
infrastructure, improve choice of							developments on the maintenance					
travel mode and quality of life to							and enhancement of public transport					
all communities.							services.					
							a primary school and a local centre. The					
							for housing therefore has the potential to	improve the use of public transport				
	and/or part	ticipation in w	alking or cy	cling and could th	erefore have a	major positive impa	ct on the objective.					

Land off Flixton Road, North	h of Statio	n, Flixton								
		Timescale)			Nature of Eff	ect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S4. Reduce crime, disorder and the fear of crime	O The side is	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4		
	type of hou	The site is within the urban area. It is in a predominantly residential area but does border other uses. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The propose use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A				
exclusion						rity Regeneration A	rea or a Regeneration Area and its use	for housing would therefore be unlikely		
				verty or social ex		1	<u> </u>			
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A				
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	nikely to nav	e an impact on co	mmunity facilit	ies and is unlikely to	have any significant effects on the obje	ective.		
S7. Improve qualifications and skills of the resident population	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.		
	the site for	housing cou	ld place pres	ssure on these sc	hools by gener	ating the need for a	f these schools are currently operating of ditional places. The proposed use there impact on this objective.	over capacity and the proposed use of		
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.		
	adjacent to	the railway	line and the	section of the rail	way line which	the site adjoins has	nerefore support participation in sport and been identified by Defra as a major sou se has the potential to have a negative	rce of noise. Consequently, due to the		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A	production to the state of the games	,		

Land off Flixton Road, North	n of Statio	n, Flixton										
	•	Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
neighbourhood quality	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.											
Environment												
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Positive secondary impacts on greenhouse gas emissions and air quality.					
	There are however a number of facilities within convenient walking distance of the site and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop and within 800m of a railway station. As such, the proposed use of the site has the potential to promote the use of public transport as an alternative to travelling by private car. The use of the site for housing could however generate some additional traffic. As such, the proposed use of the site would have an uncertain impact on the objective.											
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Improved image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the ENV 9 site and wildlife corridor is avoided or mitigated.				
	assets. The Strategy. T major nega	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The site is however within a designated wildlife corridor and part of the site is a designated ENV 9 site in the UDP that is protected by Policy R2 in the Core Strategy. The use of the site for housing could have an adverse impact on this designated natural asset and the proposed use therefore has the potential to have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures.	As such, the	proposed u	se of the site has ether or not any h	the potential to	reduce contribution	n technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures.					
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term						
change	that are mo	ore susceptib	le to surface	water flooding a	nd the redevelo	pment of this previo	susceptibility to surface water flooding. I ously developed site offers significant op ve a major positive effect on the objectiv	portunities to reduce flood risk in other				

Land off Flixton Road, North	of Statio	n, Flixton										
		Timescale	•			Nature of Eff	iect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.											
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term	, and proposed does not an account of the	Ensure development is built to an appropriate density in order to minimise the need to release further sites in the Green Belt.				
	The site is not included in the NLUD sites database or identified as an area of risk on the Council's Contaminated Land Prioritisation Mapping. The proposed use would not therefore result in the treatment of contaminated land. The site is however within the Green Belt and the proposed use of the site would therefore have a significant negative impact on the objective.											
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality					,		e site would not result in the remediations sed use is unlikely to have a significant					
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.				
								Application of maximum car parking standards to encourage sustainable transport choices.				
	Although the site is located within close proximity of local facilities and public transport services, the western part of the site is within an AQMA and the proposed use of the site would inevitably generate some additional traffic. The proposed use could therefore have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. It is also uncertain whether the proposed use of the site for housing would generate more vehicle trips than the existing use of the site for employment.											

	-	n, Flixton Timescale	<u> </u>			Nature of Eff	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	of St Micha potential to	ael and nos. have a posi	16, 18 and 2 tive impact c	0 The Village. By on this objective by	resulting in the enhancing th	e redevelopment of a e setting of these as	isted buildings within 300m, including the an area of vacant land and a car park, the sets. The site is however separated from a proposed use of the site would have a sets.	e proposed use of the site has the n these designated heritage assets by		
Economic										
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	_		
contribution to regional growth				an employment us any significant effe			ot result in the loss of a site that has prev	riously been identified as employment		
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.			
disadvantage	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.									
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A				
as a tourism destination							ed by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to		
EC4. Encourage the long term sustainability of Trafford's Town Centres							the scale of development it would be lik ility of Trafford's town and district centres			
EC5. Improve the social and environmental performance of	0	0	0	Medium	N/A	N/a	to have any significant effects on the ob			

Land off Flixton Road, North	Land off Flixton Road, North of Station, Flixton											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				

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

The use of the land off Flixton Road for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it has the potential to have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site for housing would also have the potential to have a positive impact on the objective relating to townscape character by enhancing the setting of a number of heritage assets, including Flixton Conservation Area and several listed buildings.

The site is however within a wildlife corridor and contains a designated Local Nature Conservation Site the development of the site could have a major negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. The site is less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on the objective relating to health. In addition, the site is within the catchment area of a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school.

Notwithstanding the fact that the site is adjacent to local services and public transport, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a major negative impact on the objective relating to improving air quality and an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective of conserving land resources and would have an uncertain effect on the objective of reducing the environmental impacts of consumption and production.

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

Site Address	Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme							
Site Reference	CFS12-1045-152							
Proposed Use	Renewable Energy Plant	Site Area	4.27 ha					

Land to the south of the Ma	nchester	Ship Cana	I and wes	st of Barton B	ridge, Davy	hulme		
		Timescale				Nature of Eff	fect	
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation
	years	years	years				synergistic	
Social	•				-		•	
S1. Achieve a better balance and	0	0	0	Medium	N/A	N/A		
mix in the housing market			employment	development wou	ld not result in	the loss of a previoι	usly identified housing site and would be	unlikely to have any significant impact
between availability and demand	on the obje	ective.						
S2. Improve accessibility for all	0	+	+	Medium	Local	Long term	Cumulative impact with other	
to essential services and							developments on the maintenance	
facilities							and enhancement of public	
	Tt	'II.' 00	. ((P. L	transport services	
		witnin 30 mii	nutes travei				h, the proposed use of the site could ha	
S3. Enhance transport	0	-	-	Low	Local	Long term		Secure contributions towards
infrastructure, improve choice of	Tt	1 (. 1 . 20.2	. 0 1	TI ' I		100 (II 'I - TI-	2.1	enhancing public transport services.
travel mode and quality of life to all communities.							is bus stop is however situated to the ease of 800m from the site and there are als	
an communities.							nan 800m from a railway, Metrolink or bu	
						impact on the partic		is station. As such, the proposed use
S4. Reduce crime, disorder and	0 110 310	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development
the fear of crime			т	LOW	Local	Long term	occordary impacts on quanty or inc.	management process to ensure
								development complies with Core
								Strategy policy L7.4
	The propos	sed use of th	e site would	result in the provi	sion of an ecor	nomic use in a predo	ominantly employment area and would h	ave the potential to be designed in
							e have a significant positive impact on th	
	low level or	f certainty ov	er this impa	ct due to it being u	uncertain wheth	er any developmen	t delivered on the site would be in accor	dance with Core Strategy policy L7.4.
S5. Reduce poverty and social	0	0	0	Low	N/A	N/A		
exclusion							ion Area and is not effectively linked to t	
							ployment opportunities, it is unlikely to h	nave a significant impact on reducing
	poverty or	social exclus	ion. Conseq	uently, the propos	sed use is unlik	ely to have a signific	cant impact on the objective.	

Land to the south of the Ma	nchester	Ship Cana	al and wes	st of Barton B	ridge, Davy	hulme					
		Timescale)			Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity		0 sed use is ur	0 llikely to hav	·		,	have any significant effects on the obje	ective.			
S7. Improve qualifications and	0	+	+	Low	Local	Long term					
skills of the resident population	the site cou	uld therefore	have a posit		objective but t	here is only a low le	could therefore have a positive impact of vel of certainty over this impact as it is p				
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.			
	The site is situated within 200m of the M60 motorway which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.										
S9. Protect and improve local	0	0	0	Medium	N/A	N/A					
neighbourhood quality				ould not result in t fects on the objec		nt of any neglected	land/sites identified on the Trafford Dere	elict Property and Sites list. As such, it			
Environment											
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions. Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.			
						I ess, it is uncertain h incertain impact on	now much traffic would be generated by	the use of the site as a renewable			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impact on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.			

Land to the south of the Ma	nchester (Ship Cana	l and wes	st of Barton B	ridge, Davy	hulme						
		Timescale				Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	a negative	impact on a	designated i	natural asset. The	proposed use	could therefore hav	his proximity of the site to this feature, the ve a negative impact on the objective. He ad enhance biodiversity, there is only a le	owever, in the absence of appropriate				
E3. Reduce contributions to climate change	0	++	++	Medium	Local	Long term	Secondary impacts associated with climate change					
		The proposed use of the site as a renewable energy plant could make a significant positive contribution to the objective by resulting in the development of low carbon energy infrastructure to serve other developments.										
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.				
	The site is partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and could therefore require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.											
E5. Reduce the environmental impacts of 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 waste h	nierarchy, su	ch as prever	ntion, preparing fo	r re-use and re	ecycling. It is howeve	generated by the development could be er presently unknown whether the waste acertain impact on the objective.					
E6. Conserve land resources and reduce land contamination		- Imprises larg Inpact on the		Medium ea of greenfield lar	Local nd. The propos	Long term ed use of the site w	rould therefore result in the loss of some	greenfield land and could have a				
E7. Protect and improve water	0	0	0	Medium	Local	Long term						
quality						a site included in the nt impact on water q	e NLUD sites database or the Trafford C quality.	ontaminated Land Prioritisation				

Land to the south of the Ma	nchester (Ship Cana	l and wes	t of Barton B	ridge, Davy			
		Timescale				Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
							ublic transport. Nevertheless, it is uncert e of the site would have an uncertain im	
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		
diversity and distinctiveness of landscape and townscape character and cultural facilities		no designate scape of tow			of the site and	d it is considered tha	It the proposed use of the site is unlikely	to have a significant effect on the
Economic	_	I			·	T		
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	+	+	Low	Local	Long term		Secure improved public transport links to the site, particularly from Regeneration Areas
contribution to regional growth	alternative however st	modes of tra	ivel and whice e positive co	ch is not within on	e of the focus a	areas for employme	prise of previously developed land, which nt uses set out in Core Strategy policy Vome positive impact on the objective. The	V1. The proposed use of the site could
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A		
releasing the potential of all residents particularly in areas of disadvantage	The use of nearest Pri		ration Area	development wou	ld have the po	tential to create som	ne employment opportunities. The site is I by public transport. Consequently, the	
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A		
as a tourism destination							ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A		

	•	Timescale				ect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
sustainability of Trafford's Town Centres		The site is not located in particularly close proximity to any of Trafford's town centres and it is considered that its use for a renewable energy plant would be unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy		0 + + Medium Local Long term The use of the site for a renewable energy plant could provide low/zero carbon energy for residential, commercial and employment uses in the surrounding area and, as such, could have some positive impact on the environmental performance of the economy.									

The proposed use of the site renewable energy plant has the potential to have a positive impact on several sustainability objectives. Specifically, it could have some positive impact on the social objectives relating to improving access to services and facilities and crime. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships.

The use of the site for employment development could also have a positive impact on environmental objectives. In particular, by resulting in the provision of low/zero carbon energy generation infrastructure, the proposed use of the site could have a major positive impact on the objective of reducing contributions to climate change. The proposed use of the site also has the potential to have some positive impact on the economic objectives of enhancing Trafford's economic performance and improving the environmental performance of the economy.

The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and is located within the buffer zone for an AQMA. However, as it is not certain how whether the proposed use would result in a significant increase in traffic, it is considered that the use of the site as a renewable energy plant would have an uncertain impact on the objectives relating to air quality and reducing the effects of traffic on the environment. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that the proposed use is unlikely to be considered to be a noise sensitive use.

In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change. The proposed use of the site could also have some negative impact on the objective relating to biodiversity due to the proximity of the site to a designated wildlife corridor and also on the objective of conserving land resources. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.

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

Site Address	Land to the west and north of Church Lane, Ashton upon Mersey							
Site Reference	CFS12-1158-65; CFS07-1158-65							
Proposed Use	Housing	Site Area	6.26 ha					

Land to the west and north	of Church	Lane, As	hton upo	n Mersey								
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
Social												
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.					
between availability and demand	information both in terr	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).										
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.					
				facilities within wa g could have a pos			ite is within 20 minutes travel time of es	sential services by public transport. As				
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.				
travel mode and quality of life to all communities.	approxima Strategic A 400m of a	The proposed use will result in the provision of housing in a location that is less than 400m from a bus stop. There are also a number of facilities that are approximately 300m from the site, including a primary school and a local centre. The site is also in close proximity to existing cycle routes that form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, there is only a low level of certainty that the proposed use would have a positive impact on this objective.										
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4				

Land to the west and north	of Church	Lane, As	hton upo	n Mersey				
		Timescale				Nature of Ef	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S5. Reduce poverty and social	the type of the site for	housing that housing cou	would be do	elivered on the sit have a positive in	e, any housing npact on the ob	would have the pot	joins open space. Although there is presential to be designed in accordance with wever only a low level of certainty over tolicy L7.4.	Core Strategy policy L7.4. The use of
exclusion	The site is	located outsi	de of the url	ban area and is no be unlikely to hav	ot within partice e any significa	ularly close proximity int impact on poverty	। y of a Priority Regeneration Area or a Re y or social exclusion.	generation Area. The development of
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of	The propos	0 sed use is un	0 likely to hav	Medium e an impact on co	N/A N/A nmmunity facilit	N/A ies and is unlikely to	have any significant effects on the obje	l ective.
opportunity				T		T .		
S7. Improve qualifications and skills of the resident population	this surplus		t the long te	rm future of this s			urplus of places. The use of the site for laces. As such, the proposed use of the s	
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
				of the site for hous	sing has the po		source of noise pollution. Due to the progative impact on the objective.	oximity of the site to this source of
S9. Protect and improve local neighbourhood quality							ent of any neglected land/sites identified ificant effects on the objective.	on the Trafford Derelict Property and
Environment								
E1. Reduce the effect of traffic on the environment	0			Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.
							Secondary impacts on air quality and contributions to climate change.	

Land to the west and north	of Church	Lane, As	hton upo	n Mersey							
		Timescale	•			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	presently a result, and	Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and the proposed use of the site could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0			Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
	Green Infrato have an	The site forms part of a designated wildlife corridor and is within a 300m buffer of an area of semi natural greenspace and a SBI. The site is also within a Strategic Green Infrastructure corridor as set out in the GM Green Infrastructure Framework. It is therefore considered that that the use of the site for housing has the potentia to have an adverse impact on biodiversity, flora and fauna and could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.									
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	measures.	. As such, the	e proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, rest to climate change. There is however 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.			
	flooding ar	The site is partly within Flood Zone 2 and is partly in an area that has been identified as a surface water management zone. The site is therefore at a medium risk of flooding and its use for housing could increase flood risk elsewhere without some mitigation. As such, each of the proposed uses of the site would have a negative impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.			

Land to the west and north	of Church	Lane, As	hton upo	n Mersey								
		Timescale)			Nature of Ef	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	options at	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.										
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.				
	The proposed use of the site for housing would result in the significant loss of greenfield land from the Green Belt and would on the objective.											
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality							t in the remediation of a NLUD site or a the proposed use is unlikely to have a si					
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.				
	and despite	The site is partly within an AQMA and the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a major negative impact on the objective.										

Land to the west and north	of Church	Lane, As	hton upoi	n Mersey				
	•	Timescale)			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	O The site is	- immediately	adjacent to	Medium Ashton upon Mer	Local sey Conservati	Long term on Area and is withi	Secondary impacts on perceptions of the area n 100m of the grade II listed nos. 125 a	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated. nd 127 Church Lane and the grade II*
Economic	Church of of the site protected.	St Martin. Th for housing v In addition, t	e proposed vould also re he site is wit	use of the site wo sult in the develop hin the Green Bel	uld have the po pment of an are t and its use fo	otential to impact on ea that was identified r housing is likely to	the setting of the existing setting of these down the body by UDP policy ENV17 as an area when have a significant negative impact on the ld have the potential to have a negative	se listed buildings. The proposed use re landscape character would be ne openness of the Green Belt which is
				Madium	NI/A	NI/A	Detential assemblem, assemble	
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
contribution to regional growth				an employment u any significant effe		ective.	ot result in the loss of a site that has pre	viously been identified as employment
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
disadvantage	The propos	sed use of th				, , ,	ficant effects on the objective.	
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A		
as a tourism destination							ed by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to
EC4. Encourage the long term sustainability of Trafford's Town	0	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	

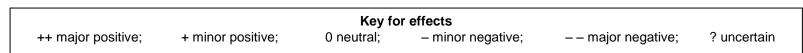
		Timescale								
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Centres	The site is located in close proximity to Ashton upon Mersey local centre. Given the size of the site, it is capable of accommodating a scale of development that have a positive impact on this centre by increasing the number of people using this centre and increasing spend within it. As such, the proposed use has the people to have some positive effect on the objective.									
EC5. Improve the social and environmental performance of the economy	O O Medium N/A N/A The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.									

The proposed use of the land to the north and west of Church Lane for housing could have a positive impact on several social objectives. In particular, it has the potential to have a positive effect on the objectives relating to achieving a balance and mix of housing; crime and fear of crime; and accessibility to essential facilities. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for schools which presently have a surplus of places and could have a positive impact on the objective relating to improving choice of travel mode. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change; and by increasing visitor spend in Ashton upon Mersey local centre could have some positive effect on the objective that relates to the sustainability of Trafford's centres.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor, within a Strategic Green Infrastructure Corridor and in close proximity to a SBI. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.

Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality.

The proposed use of the site would result in development taking place in close proximity to a listed building and in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character. The proposed use would also result in housing development taking place in Flood Zone 2 and in close proximity to an identified source of noise. As such, the use of the site for housing could also have a negative impact on the objectives that relate to reducing the impacts of climate change and improving health. In addition, the proposed use of the site would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.



Site Address	Land to the west of Chester Road (Stretford Meadows)		
Site Reference	CFS12-1183-155		
Proposed Use	Mixed Use (housing, employment, leisure, open space, retail and hotel)	Site Area	55.9 ha
	retail and notel)		

Land to the west of Chester	Road (St	etford Me	adows)								
		Timescale	•			Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social				-	-	-	•				
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.				
between availability and demand	on the type size and te	The proposed use of the site would have the potential to make a contribution to balance and mix of the housing market. Although there is presently limited info on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).									
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services				
	north of the	There are a number of service and facilities within walking distance of the site, including a primary school, and Stretford town centre is approximately 500m to the north of the site. The majority of the site is also within 400m of a Quality Bus Corridor 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				
	relatively c	There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a Quality Bus Corridor. The site is also located relatively close proximity to cycle routes that form part of the Strategic Active Travel network. The proposed use of the site therefore has the potential to improve use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective.									

Land to the west of Chester	Road (St	retford Me	eadows)							
		Timescale				Nature of Eff	ect			
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S4. Reduce crime, disorder and the fear of crime	O The site is	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4		
	The site is located in close proximity to a range of uses. Although there is presently limited information available on the type of development that would be deligned in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development deligned the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	0	+	+	Medium	Local	Long term	Positive secondary impacts on quality of life.			
	The site adjoins Stretford Regeneration Area and the proposed use of the site could have some support the regeneration of this area, improve access facilities and generate employment opportunities that are accessible from the Regeneration Area. Consequently, the proposed use has the potential to impact on this objective.									
S6. Encourage a sense of	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.			
community identity and welfare and value diversity, improve equity and equality of opportunity				some positive imp			ties to serve the proposed residential co	mmunity. As such, the proposed use		
S7. Improve qualifications and	0	+	+	Medium	Local	Long term				
skills of the resident population	element of	f the propose	d use of the	site could help ad	dress this surp	lus by generating de	School, both of which presently have a semand for places and support the long to we impact on the objective by generating	erm future of these schools. The		
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.		
	The proposed use of the site would result in the loss of a significant area of land that has the potential to be recreational open space in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space provision. Parts of the site are also located in close pro to major sources of noise, including the M60 motorway and the A56. As such, the proposed use of the site has the potential to have a negative impact on the objective.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				

Land to the west of Chester	Road (St	retford Me	adows)								
		Timescale	,			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
neighbourhood quality		The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites List. As such, it is unlikely to have any significant effects on the objective.									
Environment											
E1. Reduce the effect of traffic on the environment	reasonably and its use Strategy (2 could acco generate. I	close proxire for mixed us 2009) as a ro mmodate, it	mity of cycle se developm ute that experise considered to the prox	routes that form p ent would inevitab eriences periods o d that the propose	art of the Strate of the Strate of the Strate of acute and send use of the signal of the side of the signal of the signal of the signal of the signal of the	egic Active Travel N ditional traffic. The s rious congestion. C te has the potential	te is less than 400m from a Quality Bus letwork. Nevertheless, the regeneration site is adjacent to the A56 which was ide consequently, and given the size of the sto have a negative impact on the objectionly a low level of certainty that the proposition of the storage of the	of this largely vacant greenfield site entified by the Trafford Transport ite and the scale of development it ve due to the amount of traffic it could			
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	recreational The site als	al open spac so forms par	e in an area t t of a designa	that has been ide ated wildlife corric	ntified by Traffo lor and propose	ord's Green and Ope ed use of the site wo	Secondary impacts on image of the local area would result in the loss of a significant area spaces Assessment of Need as bein ould also lead to the loss of a significant e have a major negative impact on the control of the loss of a significant of the loss of a significant of the loss of a major negative impact on the control of the loss of a significant of the	g deficient in open space provision. area of Strategic Green Infrastructure			

Land to the west of Cheste	r Road (St	retford Me	eadows)					
		Timescale	;			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	measures.	As such, the	proposed u	ise of the site has	the potential to	reduce contribution	ration technologies and/or other low carl ns to climate change. There is however ould incorporate these measures.	
E4. Reduce impact of climate change							re at a medium/high risk of flooding and n measures. As such, the proposed use	
		the objective		without the imple	mentation of ap	opropriate mitigation	i measures. As such, the proposed use	or the site could have a negative
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	options at	the top of the	waste hiera	archy, such as pre	vention, prepar	ring for re-use and r	ent of waste. Waste generated by the d recycling. It is however presently unknow e would have an uncertain impact on the	vn whether the waste generated by the

Land to the west of Chester	Road (Str	retford Me	eadows)					
		Timescale)			ect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield sites. Provide for appropriate high quality open amenity space within the site.
	medium ris proposed u	k contamina use of the site	ted land. The e would also	e proposed use of	f the site could	therefore result in th	tified by the Trafford Contaminated Lar e remediation of a large area of contan d land that is within the Green Belt. As	nd Prioritisation Mapping as potentially ninated land. Nevertheless, the
E7. Protect and improve water quality	contaminat eliminating	ted land. The a potential s	e site is within source of con	n 250m of a water Itaminants. The p	rcourse and, as roposed use of	such, the developm the site could there	Secondary impacts on biodiversity intaminated Land Prioritisation Mapping nent of the site has the potential to have fore have a positive impact on the objectiving an impact on the quality of nearby	e a positive impact on water quality by ctive. There is however only a low level
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	proposed u of developi amount of	use of the site ment it could traffic, and a	e would inevi accommoda ssociated ve	tably generate ac ate, it is considere hicular emissions	Iditional traffic and that the proper, it could gener	and the site is partly osed use of the site ate. However, as the	s that form part of the Strategic Active T within an AQMA. Consequently, and gi has the potential to have a negative im e significance of any impact on air quali y in relation to the impact on this objecti	ven the size of the site and the scale pact on the objective due to the ty can only be truly quantified by

Land to the west of Chester	Road (St	retford Me	adows)							
		Timescale)			Nature of Eff	ect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Secure appropriate landscaping to minimise the visual impact of development. Retail areas of open space.		
	Il listed no. proposed u takes place	There are no Conservation Areas within 300m of the site. The grade II listed Church of St. Matthew is approximately 400m to the north east of the site and the grade II listed no. 225 Stretford Road is approximately 300m from the site. Both these buildings are separated from the site by existing built development. As such, the proposed use of the site is unlikely to impact on the setting of any designated heritage assets. The site is however within the Green Belt and any development that takes place in this location would have a negative impact on the character and openness of the Green Belt. As such, the proposed use of the site would have a negative impact on the objective.								
Economic	1 -	1	ı							
EC1. Enhance Trafford's high	0	+	+	Medium	More than local	Long term	Secondary impacts on job creation			
performance and sustainable economy to provide a powerful	The propos	end use of th	e cite would	recult in employe		nt taking place in a	and prosperity location which is outside of the focus at	reas identified by Core Strategy Policy		
contribution to regional growth	W1.3. The	proposed us	se would how		tential to meet	some of the objectiv	res set out in Core Strategy policy W1.1			
EC2. Reducing disparities by	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.			
releasing the potential of all residents particularly in areas of disadvantage	is not within	n or adjacen	t to a Priority	Regeneration Ar	ea or a Regene	eration Area but it is	oloyment opportunities that could help readjacent to Stretford Regeneration Areapact on the objective.			
EC3. Enhance Trafford's image as a tourism destination	0	+	+	Low	Local	Long term	Secondary impacts on increased employment opportunities.			
	supported.	The site is not within an area that is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported. The proposed use of the site does however include the provision of a hotel and could therefore have some positive impact on Trafford's image as a tourism destination. The proposed use of the site for could therefore have a positive impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.		

Land to the west of Chester	Road (St	retford Me	eadows)								
		Timescale)			ect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	The proposed use of the site could result in the provision of a town centre uses (i.e. offices, hotel, retail and leisure uses) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that the extent of the provision of town centre uses is presently unknown and therefore considered to be uncertain whether the proposed use of the site would have a significant impact on the objective.										
EC5. Improve the social and environmental performance of the economy	The propo	0 0 0 Medium N/A N/A The proposed use of the site is unlikely to have any significant effects on the social or environmental performance of the economy.									

The proposed use of the Stretford Meadows site for mixed use development could have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and some positive impact on the objectives of enhancing choice of travel mode and reducing poverty and social exclusion. The proposed use of the site could also have some positive impact on the objectives that relate to achieving a better balance in the housing market; crime; community welfare; and education and skills.

The proposed use of the site could also have a positive effect on certain environmental and economic objectives. Specifically, it could have a positive effect on the objective relating to reducing contributions to climate change; protecting water quality; enhancing Trafford's economic performance; reducing economic disparities and enhancing Trafford's image as a tourism destination.

The proposed use of the site would however have the potential to have a negative impact on a number of objectives, particularly those that relate to environmental issues. Specifically, it would result in the loss of a significant area of greenfield land within the Green Belt and could have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. The proposed use of the site would also lead to development being directed to a site that forms part of a designated wildlife corridor and an area of Strategic Green Infrastructure. The proposed use could therefore have a negative impact on the objective that relates to protecting biodiversity. Notwithstanding the fact that the site is located in close proximity to public transport services, it is partly within the buffer of an AQMA and the proposed use of the site would inevitably generate additional traffic in the area. Consequently, the proposed use has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. By resulting in development taking place within Flood Zone 2 and 3, the proposed use of the site could also have some negative impact on the objective of reducing the impacts of climate change.

As the site is less than 200m from a major source of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective relating to health. The impact of the proposed use on the objective relating to the sustainability of Trafford's town centres is considered to be uncertain due to the potential for it to result in a significant amount of town centre uses being directed to an out of centre location. The proposed use of the site would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.

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

Site Address	Midlands Farm, Moss Lane, Warburton	
Site Reference	CFS07-1269-52	
Proposed Use	Agricultural use	Site Area 1.61 ha

Midlands Farm, Moss Lane,	Warburto	n									
		Timescale)			Nature of Eff	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
Social		-	-	-	-	-					
S1. Achieving a better balance	0	0	0	Medium	N/A	N/A					
and mix in the housing market	Whilst the	site has not	previously be	en allocated for r	esidential deve	lopment, the site is	not within the Green Belt and Core Stra	tegy policy R4 identified the site as			
		land that may be required to meet future development needs. Nevertheless, it is considered that the proposed use of the site for agriculture would not preclude the potential future use of the site for housing and, as such, it is considered that the proposed use of the site would be unlikely to have any significant impact on the									
S2. Improve accessibility for all	0	0	0	Medium	N/A	N/A					
to services and facilities		f the site for a the objective		ould be unlikely to	improve acce	ss to essential servi	ces and facilities and, as such, would be	e unlikely to have any significant			
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 use of on the obje		agriculture w	ould be unlikely to	have a signific	cant impact upon ch	oice of travel mode. As such, it would be	e unlikely to have a significant impact			
S4. Reduce crime, disorder and	0	0	0	Medium	N/A	N/A					
the fear of crime		f the site for a impact on th		ould be unlikely to	have a signific	cant impact upon cri	me, disorder and fear of crime. As such	it would be unlikely to have a			
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A					
exclusion	opportuniti	The site is within Partington Priority Regeneration Area but the proposed use of the site for agriculture is unlikely to create a significant number of employment opportunities or improve access to employment opportunities. The use of the site for agriculture would therefore be unlikely to have a significant impact upon poverty and social exclusion. As such, it would be unlikely to have a significant impact on the objective.									
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A					
community identity and welfare				ould be unlikely to	have a signific	cant impact upon co	mmunity identity or welfare. As such, it v	would be unlikely to have a significant			
and value diversity, improve	impact on	the objective									
equity and equality of opportunity											

Midlands Farm, Moss Lane,	Warburto	on								
		Timescale)			Nature of Eff	fect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A				
skills of the resident population		f the site for a impact on th	•	ould be unlikely to	have a signific	cant impact on the q	ualification and skills of the population. A	As such, it would be unlikely to have a		
S8. Improve the health and,	0	0	0	Medium	N/A	N/A				
inequalities in health of the population		f the site for a the objective		ould be unlikely to	have a signific	cant impact on the h	realth of the population. As such, it would	d be unlikely to have a significant		
S9. Protect and improve local	0	0	0	Medium	N/A	N/A				
neighbourhood quality				not result in the ir		any neglected land/	sites identified on the Trafford Derelict F	Property and Sites list. As such, it is		
Environment										
E1. Reduce the effect of traffic	0	0	0	Medium	N/A	N/A				
on the environment	The proposition the object		e site for agı	riculture would be	unlikely to gen	nerate a significant a	mount of additional traffic and, as such,	is unlikely to have a significant impact		
E2. Protect, enhance and restore	0	0	0	Medium	N/A	N/A				
open space, biodiversity, flora and fauna, geological and geo-										
morphological features							vithin 300m of a wildlife corridor but is se			
	asset by open fields and, as such, it is considered that the use of the site for agriculture is unlikely to have a significant impact on this wildlife corridor. As such, it is considered that the proposed use of the site is unlikely to have any significant impact on the objective.									
					•	· · · · · · · · · · · · · · · · · · ·	the objective.			
E3. Reduce contributions to	0	0	0	Medium	N/A	N/A				
climate change	The proposed use of the site for agriculture would be unlikely to have a significant impact upon contributions to climate change. As such, it would be unlikely to have a significant impact on the objective.									
E4 Daduce impact of climate		1 '	1	Medium	N/A	N/A	T			
E4. Reduce impact of climate change	The propo	0	e site for an			·	Local Local English to climate change	As such, it would be unlikely to have		
change		nt impact on			unincery to nav	e a signilicant impat	ct apon the impacts of to climate change	. As such, it would be drillkely to have		
			1	1	N1/A	N1/A	1			
F5. Reduce the environmental	0	0	0	l Medium	I N/A	I N/A				
E5. Reduce the environmental impacts of consumption and production	The propos		e site would		N/A ve any significa	N/A nt impact on the env	I vironmental impacts of consumption and	production. As such, it is unlikely to		

Midlands Farm, Moss Lane,	Warburto	n									
		Timescale									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
reduce land contamination	The propos	The proposed use of the site for agriculture would be not result in the loss of greenfield land and is unlikely to have a significant impact upon the objective.									
E7. Protect and improve water	0	0	0	Medium	N/A	N/A					
quality						a site included in the nt impact on water q	e NLUD sites database or the Trafford C quality.	Contaminated Land Prioritisation			
E8. Protect and improve air	0	0	0	Medium	N/A	N/A					
quality						griculture would be u gnificant impact on tl	ınlikely to generate a significant amount he objective.	of additional traffic. Consequently, it is			
E9. Protect and enhance the diversity and distinctiveness of	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area				
landscape and townscape character and cultural facilities											
Economic	<u>.</u>	·									
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A					
performance and sustainable	The propos	sed use of th	e site for ag	riculture would no	t result in the lo	oss of a previously id	dentified employment site but would be	unlikely to have a significant impact on			
economy to provide a powerful	economic (growth. As sı	uch, the pro	posed use of the s	site would be u	nlikely to have any s	significant impact on the objective.				
contribution to regional growth				T	1		_				
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A					
releasing the potential of all residents particularly in areas of disadvantage							e for agriculture is unlikely to create a significant impact on the objective.	gnificant number of employment			
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
as a tourism destination				riculture is unlikely ny significant impa			the image of Trafford as a tourism dest	ination. As such, the proposed use of			
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A					
sustainability of Trafford's Town Centres		sed use of the			y to have any s	significant impact on	the vitality or viability of Trafford's town	centres. As such, it is unlikely to have			
EC5. Improve the social and	0	0	0	Medium	N/A	N/A					

Midlands Farm, Moss Lane, Warburton											
		Timescale	•								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
environmental performance of the economy	The proposed use of the site for agriculture is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.										
0 (1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0											

The proposed use of the site for agriculture would not have a significant impact on the majority of the sustainability objectives.

A grade II listed barn at Birch Farm is situated approximately 100m to west of the site and the site is within an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as a location where landscape character would be protected. The proposed use of the site for agriculture could help protect the setting of this designated heritage asset and could also protect the local landscape character. As such, the proposed use of the site for agriculture could have a positive impact on the objective of protecting landscape and townscape character.

The use of the site for agriculture would be unlikely to have a significant impact on any of the other sustainability objectives.

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

Site Address	Mill Bank Hall Farm, Lock Lane, Partington		
Site Reference	CFS07-1253-2		
Proposed Use	Housing	Site Area	8.89 ha

Mill Bank Hall Farm, Lock Lane, Partington										
		Timescale)			Nature of Eff	fect			
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation		
	years	years	years				synergistic			
Social										
S1. Achieve a better balance and	0	++	++	Low	Borough	Long term	Cumulative impact with other	Provision of more specific		
mix in the housing market					wide		developments on securing a more	information about the housing		
between availability and demand	Th					 	balanced housing market.	requirements for site.		
							Partington Priority Regeneration Area. A			
							licy L3 seeks to ensure that new resider n to the need for family and affordable h			
		Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only								
							s such, there is only a low level of certain			
				rdable housing ne			,	,		
S2. Improve accessibility for all	0	++	++	High	Local	Long term	Cumulative impact with other			
to essential services and							developments on the maintenance			
facilities							and improvement of public transport			
							services.			
							hool, and the site is within 20 minutes tra			
							pact on the objective. Whilst it is recogn			
							icant levels of development. Consequer			
00 5 1		ese public tr	ansport servi				ould have a major positive impact on the			
S3. Enhance transport	0	?	?	Low	Local	Long term		Secure contributions towards		
infrastructure, improve choice of	The cite is	located auto	ide of the con-	l non area. It is not	within 250m of	a hua atan 100m a	I f a Quality Bus Corridor or 800m of a ra	enhancing public transport services.		
travel mode and quality of life to all communities.							adjacent to an aspirational cycle route t			
an communices.							mpact on the objective.	that is interlued to form part of the		
	Juliale All P	www maver	INCLINOIN. AS	such, the propos	eu uses would	nave an uncertain il	npaci on the objective.			

Mill Bank Hall Farm, Lock La	ane, Parti	ngton							
	Timescale Nature of Effect						iect		
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation	
S4. Reduce crime, disorder and the fear of crime							Secondary impacts on quality of life. The description of the secondary impacts on quality of life. The description of the secondary impacts on quality of life. The description of life is a secondary impact of life.		
				e with Core Strate			e is only a low level of certainty over this	s impact as any nousing on the site	
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.		
00.5	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	O sed use is ur	O Nikely to hav	Medium e an impact on co	N/A mmunity facilit	N/A ies and is unlikely to	l have any significant effects on the obje	ective.	
S7. Improve qualifications and	0	++	++	Medium	Local	Long term			
skills of the resident population	surplus of	places and tl	ne proposed	use of the site for	housing could	help address this s	ington Priority Regeneration Area. This urplus and support the long term future empact on the objective.		
S8. Improve the health and,	0	+	+	Low	Local	Long term	Secondary impacts on quality of life		
inequalities in health of the population	the potenti	al to have a	positive impa	act on the objectiv	e by providing	support for participa	n 1800m of a sports facility and, as sucl tion in sport and recreation. There is ho that the occupants of the development v	wever only a low of certainty of this	
S9. Protect and improve local	0	0	0	Medium	N/A	N/A			
neighbourhood quality							nt of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and	

Mill Bank Hall Farm, Lock La	ane, Parti	ngton									
		Timescale	;			Nature of Eff	ect				
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	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.			
							Secondary impacts on air quality and contributions to climate change.				
	presently a result, and	Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and the proposed use of the site could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0		-	Medium	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.			
	these featu potential to	ures, the use have a majo	of the site foor negative in	r housing could h mpact on the obje	ave a significa ctive. However	nt adverse effect on	nately 150m from Coroners Wood SBI. I a designated natural asset. The propos appropriate ecological surveys and due this impact.	ed use of the site therefore has the			
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5			
	measures.	As such, the	proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, rest to climate change. There is however of 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.			

Mill Bank Hall Farm, Lock La	ane, Parti	ngton										
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	therefore a	Part of the site is within Flood Zone 2 and a small part is within Flood Zone 3. Sections of the site are also within a surface water management zone. The site is therefore at a medium/high risk of flooding and the proposed use of the site for housing could increase flood risk elsewhere without the implementation of appropria mitigation measures. Consequently, the proposed use of the site could have a negative impact on the objective.										
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	options at	the top of the	waste hiera	archy, such as pre	vention, prepar	ring for re-use and r	ment of waste. Waste generated by the recycling. It is however presently unknow e would have an uncertain impact on the	vn whether the waste generated by the e objective.				
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.				
	The propos	sed use of th	e site for ho	using would result	in the significa	ant loss of greenfield	land and would therefore have a major	negative impact on the objective.				
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity					
quality	contaminating	ted land. The a potential s	site is withi source of cor	n 250m of a water ntaminants. The u	course and, as se of the site fo	s such, the developn or housing could the	Contaminated Land Prioritisation Mappi ment of the site has the potential to have prefore have a positive impact on the obj is having an impact on the quality of ne	e a positive impact on water quality by ective. There is however only a low earby watercourses.				
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.				

Mill Bank Hall Farm, Lock La	ane, Partir	ngton											
	-	Timescale											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	despite the		re are some	local facilities with			e additional traffic and result in some ve s considered that the proposed use of the						
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.					
character and cultural facilities	developme	The site is not within 300m of a Conservation Area or any other designated heritage assets. The proposed use of the site for housing would however result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. As such, the proposed use of the site for housing could have a negative impact on the objective.											
Economic													
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.						
contribution to regional growth	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.												
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.						
disadvantage	The propos	sed use of th	e site is not	an employment us	se and is unlike	ely to have any signi	ificant effects on the objective.						
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A							
as a tourism destination						is unlikely to have a	ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to					
EC4. Encourage the long term sustainability of Trafford's Town Centres	number of	people using	these centr	es. Nevertheless,	due to the dis	tance of the site to tl	ould have a positive impact on Trafford's he nearest of Trafford's town centres, it is town and district centres.						
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A	e any significant effects on the social or	environmental performance of the					
Sustainability Summary													

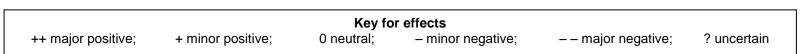
Mill Bank Hall Farm, Lock Lane, Partington											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

The proposed use of the land at Mill Bank Hall Farm for housing could have a positive impact on several social objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on several environmental objectives, including the objectives of reducing contributions to climate change; and protecting water quality.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and in close proximity to a SBI. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.

Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities within walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objective of reducing the effects of traffic on the environment and some negative impact on the objective relating to air quality. The proposed use of the site would result in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.

The proposed use of the site would have an uncertain impact on the objectives that relate to choice of mode of travel; and reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location.



Site Address	Old Cascade Motors Site		
Site Reference	CFS07-1264-31		
Proposed Use	Green Space to link up with Millennium Nature Reserve	Site Area	0.57 ha

Old Cascade Motors Site										
		Timescale				fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social										
S1. Achieving a better balance	0	0	0	Medium	N/A	N/A				
and mix in the housing market	The use of on the obje		n area of gr	een space would	not result in the	e loss of a previously	y identified housing site and would be un	likely to have any significant impact		
S2. Improve accessibility for all	0	0	0	Medium	N/A	N/A				
to services and facilities	The propos	sed use of th	e site is unli	kely to have any s	ignificant impa	ct on the objective.				
S3. Enhance transport	0	0	0	Medium	N/A	N/A				
infrastructure; improve choice of travel mode and quality of life to all communities.	The propositive.	sed use of th	e site is unli	kely to have a sig	nificant impact	upon choice of trave	el mode. As such, it would be unlikely to	have a significant impact on the		
S4. Reduce crime, disorder and	0	0	0	Medium	N/A	N/A				
the fear of crime		sed use of th the objective	e site would	be unlikely to have	e a significant	impact upon crime,	disorder and fear of crime. As such, it we	ould be unlikely to have a significant		
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A				
exclusion							eration Area and the proposed use of the ve a significant impact on the objective.	e site would be unlikely to have a		
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A				
community identity and welfare and value diversity, improve equity and equality of opportunity	The proposed use of the site would be unlikely to have a significant impact upon community identity and welfare. As such, it would be unlikely to have a significant impact on the objective.									
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A				
skills of the resident population		sed use of th impact on the		be unlikely to have	e a significant	impact on the qualif	fication and skills of the population. As su	uch, it would be unlikely to have a		
S8. Improve the health and,	0	+	+	Low	Local	Long term	Secondary impacts on quality of life			

Old Cascade Motors Site											
		Timescale)			Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
inequalities in health of the population	provide en certainty of permission	The site is located in an area that was classified as deficient in protected open space by the Trafford Greenspace Strategy and the proposed use of the site could provide enhanced opportunities for participation in informal recreation and thereby have a positive impact on the objective. There is however only a low level of certainty over this impact as the provision of green space does not guarantee that local residents would participate in recreation. In addition, the site has an extant permission for a supermarket development and, as such, even if the site is allocated as green space the site may not be used for this purpose if the extant planning permission is implemented.									
S9. Protect and improve local	0	0	0	Medium	N/A	N/A					
neighbourhood quality				not result in the increase on the objective		any neglected land	sites identified on the Trafford Derelict	Property and Sites list. As such, it is			
Environment											
E1. Reduce the effect of traffic	0	0	0	Low	N/A	N/A					
on the environment	deficit and	The site is located in an area that was classified as deficient in public open space by the Trafford Greenspace Strategy. The proposed use could help reduce this deficit and have some impact on traffic by reducing the need for local residents to travel in order to access protected open space. Nevertheless, it is considered that the proposed use of the site would be unlikely to have any significant impact on the objective.									
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	0	++	++	Low	Local	Long term	Secondary impacts on image of the local area				
morphological features	could there could make There is he	efore make s e a contributi owever only	ome contribution towards to a low level of	ition to reducing t he creation of ne f certainty over th	his deficit. In a w habitat in the is impact as the	ddition, the site is loo area. As such, the e site has an extant nt planning permissi	as being deficient in Local Open Space cated in close proximity to designated no proposed use of the site could have a magermission for a supermarket development on were to be implemented.	najor positive impact on the objective.			
E3. Reduce contributions to	0	0	0	Medium	N/A	N/A					
climate change		sed use of th the objective		be unlikely to hav	e a significant	impact upon contrib	utions to climate change. As such, it wo	ould be unlikely to have a significant			
E4. Reduce impact of climate	0	+	+	Low	Local	Long term					
change	opportuniti objective o	es to reduce of reducing the et developm	surface wate	er run-off through climate change.	, for example, t There is howe	the use of SUDs. As ver only a low level o	otible to surface water flooding. The proposed use of the site coulof certainty over this impact as the site hay not be used for this purpose if the expension of the site of the expension of th	d have some positive impact on the as an extant permission for a			

Old Cascade Motors Site											
	•	Timescale)								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
E5. Reduce the environmental	0	0	0	Medium	N/A	N/A					
impacts of consumption and production	The proposed use of the site would be unlikely to have any significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have any significant effects on the objective.										
E6. Conserve land resources and	0	+	+	Medium	Local	Long term					
reduce land contamination		The site is not identified by the Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. The proposed use of the site could therefore potentially result in the remediation of an area of contaminated land and, as such, could have a positive impact on the objective.									
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity				
quality	contaminate potential se	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. The site is within 250m of a watercourse and, as such, the proposed use of the site could have a positive impact on water quality by eliminating a potential source of contaminants. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.									
E8. Protect and improve air	0	0	0	Medium	N/A	N/A					
quality						site is however unlike ny significant impact	ely to have a significant impact on traffic on the objective.	or vehicular emissions. As such, the			
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A					
diversity and distinctiveness of							ed use of the site is therefore unlikely to	have a significant impact on the			
landscape and townscape character and cultural facilities	setting of a	any designate	ed heritage a	ssets. As such, th	ne use of the si	te is unlikely to have	e a significant impact on this objective.				
Economic											
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A					
performance and sustainable economy to provide a powerful contribution to regional growth				on-economic use in icant impact on the		esult in the loss of a	a previously identified employment site.	As such, the proposed use of the site			
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A					
releasing the potential of all							portunities or help reduce economic dis				
residents particularly in areas of	located wit	hin close pro	ximity of a F	riority Regenerati	on Area or a R	egeneration Area. C	consequently, it is unlikely to have any s	ignificant impact on the objective.			
disadvantage											
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A					
as a tourism destination				kely to have any s npact on the obje		ct on the image of I	rafford as a tourism destination. As sucl	n, tne proposed use of the site would			

Old Cascade Motors Site											
		Timescale									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
EC4. Encourage the long term sustainability of Trafford's Town Centres		0 0 Medium N/A N/A The proposed use of the site is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy	0 0 Medium N/A N/A The proposed use of the site is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.										

Sustainability Summary

The proposed use of the Old Cascade Motors site would not have a significant impact on the majority of the sustainability objectives. The site is located in an area that was classified as deficient in protected open space by the Trafford Greenspace Strategy (2010) and the site is located within close proximity of designated natural assets. The proposed use could therefore create additional habitats and help address an existing deficit in open space provision. Consequently, the proposed use of the site has the potential to have a major positive impact on the objective that relates to protecting and enhancing open space. By providing increased opportunities for participation in informal recreation, the proposed use of the site could also have some positive effect on the objective that relates to health. There is however only a low level of certainty over both of these impacts as the site has an extant permission for a supermarket development and, as such, even if it is allocated as green space the site would not be used for this purpose if the extant planning permission were to be implemented.

Other objectives that the proposed use of the site could have a positive impact on include those that relate to conserving land resources; protecting water quality; and reducing the impacts of climate change.

The proposed use of site would be unlikely to have a negative impact on any of the sustainability objectives.



Site Address	Ridgeway Nurseries, 17 Clay Lane		
Site Reference	CFS07-1104-125, CFS07-1239-123 & CFS12-1239-123		
Proposed Use	Housing	Site Area	1.62 ha

Ridgeway Nurseries, 17 Cla	y Lane									
		Timescale				Nature of Eff	iect			
SA Objective	0-5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		
Social	•	•		•		<u> </u>				
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.			
between availability and demand	information both in term	n on the type ms of size an	and tenure of tenure. Th	of housing that wo e site therefore ha	ould be delivere as the potential	ed, Core Strategy po	lance and mix of housing in Trafford. All licy L2 seeks to ensure that new develo n contribution to the need for family and report (2010).	pment delivers a range of housing		
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.			
	also appro	ximately 800	m from the s	site and the site is	less than 250n	n from a bus stop or	a primary school and a neighbourhood in Thorley Lane and within 20 minutes tra- pact on the objective.			
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.		
travel mode and quality of life to all communities.	has the po	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The use of the site for housing therefore has the potential to have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, there is only a low level of certainty that the proposed use would have a positive impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4		

Ridgeway Nurseries, 17 Cla	y Lane							
		Timescale)			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
S5. Reduce poverty and social exclusion	the type of the site for whether ar 0 The site is	housing that housing county housing de + partly within	t would be do the therefore elivered on the	elivered on the sit have a positive in he site would be in Low Regeneration Are	e, any housing npact on the ob n accordance v Local ea and the dev	would have the potrojective. There is how with Core Strategy polyton Long term elopment of the site	Secondary impacts on quality of life for housing could have some positive in	Core Strategy policy L7.4. The use of his impact due to it being uncertain npact on the regeneration of the area
							is housing, rather than an economic or	community use, there if only a low
					·	t on the objective.		
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	nlikely to hav	·	mmunity facilit	ies and is unlikely to	have any significant effects on the obje	octive.
S7. Improve qualifications and	0	++	++	Medium	Local	Long term		
skills of the resident population	housing co	uld therefore	help addres		d support the lo	ong term future of thi	a Regeneration Area and has a surplus is school by generating demand for plac	
S8. Improve the health and, inequalities in health of the	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.
population		within 200m the objective		nich has been ide	ntified by Defra	as a major source	of noise. Consequently, the proposed us	e has the potential to have a negative
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		
neighbourhood quality							nt of any neglected land/sites identified ficant effects on the objective.	on the Trafford Derelict Property and
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality	Secure enhancements to public transport provision.
							and contributions to climate change.	

Ridgeway Nurseries, 17 Cla	y Lane											
	Timescale Nature of Effect											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	fact that th the potenti	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as it is recognised that the existing use of the site would already generate some traffic.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.				
	unlikely to making a c	The site is within 300m of a wildlife corridor but is separated from this feature by open land/existing built development. As such, the use of the site for housing is unlikely to have a significant impact on this designated natural asset. The use of the site for housing has the potential to have a positive impact on this objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.										
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures.	As such, the	proposed u	se of the site has	the potential to	reduce contribution	technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures.					
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term						
change	susceptible	e to surface v	vater flooding	ood Zone 1. Parts g. The site is there	efore considere	within the surface wed to be at a low/me	vater management zone and the site do dium risk of flooding and its proposed upositive effect on the objective.					
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				
	options at	the top of the	waste hiera	irchy, such as pre	vention, prepar	ring for re-use and r	ment of waste. Waste generated by the ecycling. It is however presently unknow e would have an uncertain impact on the	vn whether the waste generated by the				

Ridgeway Nurseries, 17 Cla											
	'	Timescale)								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
E6. Conserve land resources and reduce land contamination				greenfield land fro	om the Green B	Belt and would have	as of greenfield. The site is also in the 0 a major negative impact on the objective				
E7. Protect and improve water	0	0	0	Medium	N/A	N/A					
quality		The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.									
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.			
							rate additional traffic and result in some				
	housing ha	s the potent	ial to have so		act on the obje		king distance of the site, it is considered ver only a low level of certainty over this				
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.			
character and cultural facilities	areas. The Accordingl buildings a										

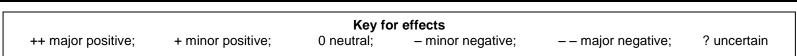
Ridgeway Nurseries, 17 Cla	y Lane							
		Timescale						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Economic		-		•			•	
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
contribution to regional growth				an employment u any significant effe		•	ot result in the loss of a site that has prev	viously been identified as employment
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
disadvantage	The propos	sed use of th	e site is not	an employment u	se and is unlike	ely to have any signi	ficant effects on the objective.	
EC3. Enhance Trafford's image as a tourism destination							ied by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to
EC4. Encourage the long term sustainability of Trafford's Town Centres							the scale of development it would be lik lility of Trafford's town and district centres	
EC5. Improve the social and environmental performance of the economy	The propose economy.	0 sed use of th	O e site is not	Medium a commercial or b	N/A pusiness use ar	N/A nd is unlikely to have	e any significant effects on the social or e	environmental performance of the
Sustainability Summary								

Ridgeway Nurseries, 17 Clay Lane											
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			

The proposed use of the Ridgeway Nurseries site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change.

The proposed use of the site for housing could however have the potential to have a negative or uncertain impact on a number of other objectives, particularly those that relate to environmental issues. The proposed use of the site would result in the loss of some greenfield land on a site that is within the Green Belt and could therefore have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. There is however only a low level of certainty that the use of the site for housing would have a negative impact on landscape character given that the site comprises largely of previously developed land and contains a number of buildings.

The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health. In addition, the proposed use would have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.



Site Address	Rugby Ground, Clay Lane		
Site Reference	CFS12-1232-130		
Proposed Use	Housing	Site Area	1.4 ha

Rugby Ground, Clay Lane								
		Timescale	;			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social								
S1. Achieve a better balance and mix in the housing market	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
between availability and demand	information both in terr	n on the type ms of size an	and tenure of tenure. The	of housing that wo e site therefore h	ould be delivered as the potential	ed, Core Strategy po	plance and mix of housing in Trafford. All plicy L2 seeks to ensure that new develor on contribution to the need for family and report (2010).	pment delivers a range of housing
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
							a primary school and a neighbourhood for housing could have a positive impact	
S3. Enhance transport infrastructure, improve choice of	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
travel mode and quality of life to all communities.	proximity to positive im	o proposed on the o	ycle routes to bjective. Th	hat will form part e site is not howe	of the Strategion ver within 400r	Active Travel Netw	te is less than 400m from a bus stop. The ork. The use of the site for housing there orridor or 800m of a train or Metrolink st	efore has the potential to have a
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Rugby Ground, Clay Lane	_											
	'	Timescale)			Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
S5. Reduce poverty and social	the type of the site for	The site is located in relatively close proximity to existing residential areas but it also adjoins open space. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4. O + Low Local Long term Secondary impacts on quality of life										
exclusion	The site is area and h	0 + + Low Local Long term Secondary impacts on quality of life The site is largely adjacent to Broomwood Regeneration Area and the development of the site for housing could have some positive impact on the regeneration of the rea and help reduce poverty and social exclusion. However, as the proposed use of the site is housing, rather than an economic or community use, there if only a pow level of certainty that the proposed use would have a positive impact on the objective.										
S6. Encourage a sense of community identity and welfare and value diversity, improve	0	public open space.										
equity and equality of opportunity	The propos	The proposed use of the site would result in the loss of a rugby club and pitches and could therefore have a major negative impact on the objective.										
S7. Improve qualifications and	0	++	++	Medium	Local	Long term						
skills of the resident population	housing co	ould therefore	help addres		d support the lo	ing term future of thi	a Regeneration Area and has a surplus is school by generating demand for plac					
S8. Improve the health and, inequalities in health of the	0			Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.				
population		the site for high			s of a sports fa	cility. Consequently,	, due to the loss of the sports facility, the	proposed use has the potential to				
S9. Protect and improve local	0	0	0	Medium	N/A	N/A						
neighbourhood quality	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.											
Environment												
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion.	Secure enhancements to public transport provision.				
							Secondary impacts on air quality and contributions to climate change.					

Rugby Ground, Clay Lane												
		Timescale	•									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
	as a rugby fact that the	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently used as a rugby club and the proposed use of the site could result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	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 impact on the wildlife corridor is avoided or mitigated.				
	biodiversity	The site is adjacent to a designated wildlife corridor and it is considered that that the use of the site for housing has the potential to have an adverse impact on biodiversity, flora and fauna. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.										
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5				
	measures.	As such, the	proposed u	ise of the site has	the potential to	reduce contribution	technologies and/or other low carbon, ros to climate change. There is however of incorporate these measures.	enewable and energy efficiency only a low level of certainty over this				
E4. Reduce impact of climate	0	++	++	Medium	Local	Long term						
change	areas that	The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.										
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.				

Rugby Ground, Clay Lane											
		Timescale				Nature of Ef	fect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	options at t	the top of the	waste hiera	archy, such as pre	vention, prepa	ring for re-use and r	ment of waste. Waste generated by the recycling. It is however presently unknow we would have an uncertain impact on the	on whether the waste generated by the			
E6. Conserve land resources and reduce land contamination	0			Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.			
							reenfield that is within the Green Belt. T or negative impact on the objective.	he proposed use would therefore			
E7. Protect and improve water	0	0	0	Medium	N/A	N/A					
quality	containing	The proposed use would not result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. In addition, the site is in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant mpact on water quality.									
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.			
	despite the	fact that the	re are some	the use of the site local facilities and ome negative imp	d a bus stop w	ithin convenient wal	brate additional traffic and result in some king distance of the site, it is considered	vehicular emissions. As a result, and			
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.			
character and cultural facilities							act on the openness of the Green Belt was negative impact on the objective.	hich is the essential characteristic of			

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

Rugby Ground, Clay Lane										
		Timescale	•			Nature of Eff	ect			
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation		

The proposed use of the Rugby Ground on Clay Lane for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change; and a major positive impact on the objective of reducing the impacts of climate change.

The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a major negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.

The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in the loss of a sports facility and, as such, could have a significant negative impact on the objectives that relate to community welfare and health.

The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use of the site would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.

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

Site Address	Warburton Parish		
Site Reference	CFS07-1076-38		
Proposed Use	To remain as rural parish supporting existing agriculture & associated wildlife	Site Area	Circa 800 ha

Warburton Parish								
		Timescale	;			Nature of Eff	fect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Social	•	•	ė.	-		<u> </u>	•	
S1. Achieving a better balance	0	0	0	Medium	N/A	N/A		
and mix in the housing market							of the site is not within the Green Belt an	
							s, it is considered that the proposed use ed use of the site would be unlikely to ha	
S2. Improve accessibility for all	0	0	0	Medium	N/A	N/A		
to services and facilities	The proposithe objective		e site would	be unlikely to imp	rove access to	essential services a	and facilities and, as such, would be unli	kely to have any significant 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 propositive the objective		e site would	be unlikely to hav	e a significant	impact upon choice	of travel mode. As such, it would be unl	ikely to have a significant impact on
S4. Reduce crime, disorder and	0	0	0	Medium	N/A	N/A		
the fear of crime		sed use of th the objective		be unlikely to have	e a significant	impact upon crime,	disorder and fear of crime. As such, it w	ould be unlikely to have a significant
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A		
exclusion	or improve	access to e	mployment o		proposed use	of the site would the	ne site is unlikely to create a significant r refore be unlikely to have a significant ir	
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		
community identity and welfare and value diversity, improve		sed use of th the objective		be unlikely to have	e a significant	impact upon commu	unity identity or welfare. As such, it would	d be unlikely to have a significant
equity and equality of opportunity		-						

Warburton Parish												
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
S7. Improve qualifications and	0	0	0	Medium	N/A	N/A						
skills of the resident population		The proposed use of the site would be unlikely to have a significant impact on the qualification and skills of the population. As such, it would be unlikely to have a significant impact on the objective.										
S8. Improve the health and,	0	0	0	Medium	N/A	N/A						
inequalities in health of the population	The propose on the object		e site would	be unlikely to hav	e a significant	impact on the health	n of the population. As such, it would be	unlikely to have a significant impact				
S9. Protect and improve local	0	0	0	Medium	N/A	N/A						
neighbourhood quality				not result in the ir		any neglected land/	sites identified on the Trafford Derelict F	Property and Sites list. As such, it is				
Environment												
E1. Reduce the effect of traffic	0	0	0	Medium	N/A	N/A						
on the environment	The proposed use of the site would be unlikely to generate a significant amount of additional traffic and, as such, is unlikely to have a significant impact on the objective.											
E2. Protect, enhance and restore open space, biodiversity, flora	+	+	+	Medium	Local	Long term						
and fauna, geological and geo-												
morphological features	The site contains the Moss Wood SBI. The proposed use of the site could help protect this designated natural asset and the proposed use of the site could therefore have some positive impact on the element of the objective that relates to protecting biodiversity, flora and fauna.											
E3. Reduce contributions to	0	0	0	Medium	N/A	N/A						
climate change		sed use of th the objective		be unlikely to hav	e a significant	impact upon contrib	utions to climate change. As such, it wou	uld be unlikely to have a significant				
E4. Reduce impact of climate	0	0	0	Medium	N/A	N/A						
change				be unlikely to hav	e a significant	impact upon the imp	pacts of to climate change. As such, it wo	ould be unlikely to have a significant				
	impact on	the objective										
E5. Reduce the environmental	0	0	0	Medium	N/A	N/A						
impacts of consumption and					e any significa	nt impact on the env	vironmental impacts of consumption and	production. As such, it is unlikely to				
production	have any s	ignificant eff	ects on the c	bjective.								
E6. Conserve land resources and	0	0	0	Medium	N/A	N/A						

Warburton Parish												
		Timescale	;			Nature of Eff	fect					
SA Objective	0 - 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
reduce land contamination	the Traffor	The proposed use of the site would be not result in the loss of greenfield land nor would it be likely to lead to the remediation of any sites that have been identified the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use of the site is unlikely to have a significant impact on the objective.										
E7. Protect and improve water	0	0	0	Medium	N/A	N/A						
quality						a site included in the nt impact on water q	NLUD sites database or the Trafford Cuality.	ontaminated Land Prioritisation				
E8. Protect and improve air	0	0	0	Medium	N/A	N/A						
quality				be unlikely to ger on the objective.	nerate a signific	cant amount of addit	ional traffic. Consequently, it is consider	ed that the proposed use of the site is				
E9. Protect and enhance the diversity and distinctiveness of	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area					
landscape and townscape character and cultural facilities	School and UDP Propo designated	d Church of S osals Map as	St Werburgh. an area wh sets and cou	. The majority of the ere landscape challed also protect the	he site is also v aracter would b	vithin the Green Bel be protected. The pro	ade II listed Paddock Lane Farmhouse, it and is within an area that was identified oposed use of the site could help protect openness of the Green Belt. As such, it is a such as a such	d by Core Strategy Policy R2 and on the existing rural setting of these				
Economic												
EC1. Enhance Trafford's high	0	0	0	Medium	N/A	N/A						
performance and sustainable economy to provide a powerful contribution to regional growth							yment site but would be unlikely to have mpact on the objective.	e a significant impact on economic				
EC2. Reducing disparities by	0	0	0	Medium	N/A	N/A						
releasing the potential of all	The site is	partly within	Partington F	Priority Regenerat	ion Area but the	e proposed use of the	ne site is unlikely to create a significant i	number of employment opportunities				
residents particularly in areas of	and it is co	nsidered tha	t the propos	ed use would be ι	unlikely to have	any significant impa	act on the objective.					
disadvantage												
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A						
as a tourism destination						ct on the image of T	rafford as a tourism destination. As suc	h, the proposed use of the site would				
	·	1		mpact on the obje		T						
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A						

Warburton Parish		Timescale				Nature of Effe	ect				
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
sustainability of Trafford's Town Centres		The proposed use of the site is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy		0 sed use of th impact on the		Medium kely to have a sigr	N/A nificant impact	N/A on the social or envir	ronmental performance of the economy	. As such, it is unlikely to have any			

Sustainability Summary

Retaining the site as a rural parish to support existing agriculture and wildlife is unlikely to have a significant impact on the majority of the sustainability objectives.

The site does contain a conservation area and a number of listed buildings, including the grade II listed Paddock Lane Farmhouse, Wigsey Farmhouse, Dunham Road School and Church of St Werburgh. The majority of the site is also within the Green Belt and in an area that was identified by Core Strategy Policy R2 as an area where landscape character would be protected. The proposed use of the site could therefore help to protect the existing rural setting of several designated heritage assets and protect the local landscape character and the openness of the Green Belt. As such, the proposed use of the site could have a major positive impact on the objective that relates to protecting landscape and townscape character. There is also a SBI within the site boundary and the proposed use of the site could help protect this designated natural asset. As such, the proposed use of the site could also have a positive impact on the objective of protecting biodiversity, flora and fauna.

The proposed use of the site would be unlikely to have a significant impact on any of the other sustainability objectives.



Site Address	Land next to Flixton Station, off Flixton Road, Urmston		
Site Reference	CFS12-1231-128		
Proposed Use	Housing	Site Area	1.04 ha

Land next to Flixton Station,	off Flixto	n Road, U	rmston									
		Timescale				Nature of Eff	fect					
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation				
	years	years	years				synergistic					
Social	•			ŧ			•					
S1. Achieve a better balance and	+	+	+	Medium	Local	Long term	Cumulative impact with other					
mix in the housing market							developments on securing a more					
between availability and demand							balanced housing market.					
							an area. Although there is presently limi					
		housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The										
		use of the site for housing or mixed use development therefore has the potential to make a long term contribution to the need for family and affordable housing, as dentified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).										
	1	ſ			· .	· · · · · · · · · · · · · · · · · · ·		I				
S2. Improve accessibility for all	++	++	++	Medium	Local	Long term	Cumulative impact with other					
to essential services and							developments on the maintenance					
facilities							and enhancement of public transport					
	There e a		issa and fas	ilitia a sositla ira sosialisis		la aita inaludina na	services.	alana musuimitu ta a lanal anutus. Tha				
							imary schools, and the site is located in					
						oact on the objective	n 20 minutes travel time of essential serv	rices by public transport. As such, the				
C2 Enhance transport		ſ		Medium								
S3. Enhance transport	++	++	++	iviedium	Local	Long term	Cumulative impact with other					
infrastructure, improve choice of travel mode and quality of life to							developments on the maintenance and enhancement of public transport					
all communities.							services.					
an communices.	There are	a number of	facilities with	in convenient wal	l king distance c	t the site including	a primary school and a local centre. The	s eita is also loss than 250m from a				
							or housing therefore has the potential to					
						major positive impa		improve the use of public transport				
	and/or part	ioipation in w	raining of Cy	oning and could th	cicioic nave a	major positive impa	of off the objective.					

Land next to Flixton Station,	off Flixto	n Road, U	Irmston									
		Timescale)			Nature of Eff	ect					
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4				
	type of hou	The site is within the urban area. It is in a predominantly residential area but does border other uses. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.										
S5. Reduce poverty and social	0	0	0	Medium	N/A	N/A						
exclusion						rity Regeneration A	rea or a Regeneration Area and its use	for housing would therefore be unlikely				
				verty or social ex		1	<u> </u>					
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A						
community identity and welfare and value diversity, improve equity and equality of opportunity	The propos	sed use is ur	nlikely to nav	·	mmunity facilit	les and is unlikely to	have any significant effects on the obje	ective.				
S7. Improve qualifications and skills of the resident population	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.				
	the site for	housing cou	ld place pres	ssure on these sc	hools by gener	ating the need for a	f these schools are currently operating of ditional places. The proposed use there impact on this objective.	. , ,				
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.				
	adjacent to	the railway	line and the	section of the rail	way line which	the site adjoins has	nerefore support participation in sport and been identified by Defra as a major sou se has the potential to have a negative	rce of noise. Consequently, due to the				
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		,				
CO. 1 TOLOGE WING HISPICATO TOOM				Modiani	14// 1	14// 1						

Land next to Flixton Station,	off Flixto	n Road, U	rmston										
	•	Timescale				Nature of Ef	fect						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
neighbourhood quality		The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.											
Environment													
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term	Positive secondary impacts on greenhouse gas emissions and air quality.						
	than 250m alternative	There are however a number of facilities within convenient walking distance of the site and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop and within 800m of a railway station. As such, the proposed use of the site has the potential to promote the use of public transport as an alternative to travelling by private car. The use of the site for housing could however generate some additional traffic. As such, the proposed use of the site would have an uncertain impact on the objective.											
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features				Low	Local	Long term	Improved image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the ENV 9 site and wildlife corridor is avoided or mitigated.					
	assets. The Strategy. T major nega	e site is howe The use of the ative impact of	ever within a e site for hou on the objec	a designated wildli using could have a	fe corridor and an adverse imp the absence of	part of the site is a act on this designat appropriate ecologi	ne use of the site for housing is unlikely to designated ENV 9 site in the UDP that is ted natural asset and the proposed use to ical surveys and due to Core Strategy po	s protected by Policy R2 in the Core therefore has the potential to have a					
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5					
	measures.	As such, the	proposed u	ise of the site has	the potential to	reduce contribution	technologies and/or other low carbon, r ns to climate change. There is however incorporate these measures.						
E4. Reduce impact of climate change	that are mo	ore susceptib	le to surface	e water flooding a	nd the redevelo	pment of this previo	susceptibility to surface water flooding. I busly developed site offers significant op we a major positive effect on the objective.	portunities to reduce flood risk in other					

	, off Flixto	ii Koau, c	rmston					
		Timescale)			Nature of Eff	ect	
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	managed u	using options	at the top of	the waste hierard	chy, such as pr	evention, preparing	r the management of waste. Waste gen for re-use and recycling. It is however p the proposed use would have an uncer	resently unknown whether the waste
E6. Conserve land resources and reduce land contamination				Medium	Local	Long term		Ensure development is built to an appropriate density in order to minimise the need to release further sites in the Green Belt.
	would not t	therefore res	ult in the trea	atment of contami	nated land. Pai		e Council's Contaminated Land Prioritisa ver within the Green Belt and if this secone objective.	
E7. Protect and improve water	0	0	0	Medium	N/A	N/A		
quality							e site would not result in the remediatio sed use is unlikely to have a significant it	
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer	Secure improvements to the public
							from respiratory illnesses.	transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking
							from respiratory illnesses.	the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	of the site	would inevita	ably generate by can only be	traffic. The propo	sed use theref	ore has the potentia		the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices. ithin an AQMA and the proposed use ctive. However, as the significance of

Land next to Flixton Station,	off Flixto	n Road, L	Irmston									
		Timescale	•									
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation				
diversity and distinctiveness of landscape and townscape character and cultural facilities	of St Micha of these as	Flixton Conservation Area is situated to the south of the site and there are a number of listed buildings within 300m, including the grade II listed Flixton House, Churd of St Michael and nos. 16, 18 and 20 The Village. The proposed use of the site has the potential to have a positive impact on this objective by enhancing the setting of these assets. The site is however separated from these designated heritage assets by areas of existing development and, as such, there is only a low level of certainty that the proposed use of the site would have a significant impact on this objective.										
Economic												
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.					
contribution to regional growth				an employment u any significant effo			ot result in the loss of a site that has prev	riously been identified as employment				
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.					
disadvantage	The propos	sed use of th	e site is not	an employment u	se and is unlike	ely to have any signi	ficant effects on the objective.					
EC3. Enhance Trafford's image	0	0	0	Medium	N/A	N/A	,					
as a tourism destination							ed by Core Strategy policy R6 as a key any significant effects on the objective.	area where appropriate proposals to				
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A						
sustainability of Trafford's Town Centres							the scale of development it would be lik ility of Trafford's town and district centres					
EC5. Improve the social and	0	0	0	Medium	N/A	N/a						
environmental performance of the economy	The propos	sed use of th	e site is not	a commercial or b	ousiness use. A	as such, it is unlikely	to have any significant effects on the ob	jective.				
Sustainability Summary												

Land next to Flixton Station,	Land next to Flixton Station, off Flixton Road, Urmston												
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					

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

The use of the land next to Flixton Station for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it has the potential to have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site for housing would also have the potential to have a positive impact on the objective relating to townscape character by enhancing the setting of a number of heritage assets, including Flixton Conservation Area and several listed buildings.

The site is however within a wildlife corridor and the development of the site could have a major negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. The site is also less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on the objective relating to health. In addition, the site is within the catchment area of a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school.

Notwithstanding the fact that the site is adjacent to local services and public transport, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a major negative impact on the objective relating to improving air quality and an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective of conserving land resources and would have an uncertain effect on the objective of reducing the environmental impacts of consumption and production.

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

Site Address	Land at Newstead Terrace, Timperley								
Site Reference	CFS12-1235-135								
Proposed Use	Housing	Site Area	3.28 ha						

Land at Newstead Terrace, T	imperley							
		Timescale	•			Nature of Eff	iect	
SA Objective	0 – 5	5 – 10	10+	Certainty	Scale	Permanence	Secondary, cumulative,	Mitigation
	years	years	years				synergistic	
Social					<u> </u>			
S1. Achieve a better	0	+	+	Medium	More	Long term	Cumulative impact with other	
balance and mix in the					than local		developments on securing a	
housing market between							more balanced housing	
availability and demand							market.	
							housing in the urban area. Althou	
							elivered, the site is in an area whi	
							expected to make a 40% contribut	
							eed for family and affordable hou	sing, as identified in the
	Greater I	Mancheste	r Strategic	Housing Mar	ket Assessm	· · · · · · · · · · · · · · · · · · ·	08) and update report (2010).	
S2. Improve accessibility	0	++	++	Medium	Local	Long term	Cumulative impact with other	
for all to essential services							developments on the	
and facilities							maintenance and	
							improvement of public	
							transport services.	
							ions. The site is also within 20 m	
	services	by public t	ransport.	As such, the us	se of the site	for housing cou	ld have a major positive impact of	n the objective.
S3. Enhance transport	0	++	++	Medium	Local	Long term	Cumulative impact with other	
infrastructure, improve							developments on the	
choice of travel mode and							maintenance and	
quality of life to all							improvement of public	
communities.							transport services.	

Land at Newstead Terrace, T	imperley												
		Timescale)			fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
	on Park of propos the poter	There are a number of facilities and services within walking distance of the site, including a primary school and a neighbourhood centre on Park Road. The site is also less than 800m from Navigation Road and Timperley Metrolink stations and is in relatively close proximit of proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the proposed use of the site for housing has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.											
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4					
	available with Core only a lo	on the type Strategy	pe of housi policy L7.4 certainty o	ng that would 4. The use of t ver this impact	be delivered he site for h	on the site, any could the	adjoin other uses. Although there housing would have the potential refore have a positive impact on ether any housing delivered on the	al to be designed in accordance the objective. There is however					
S5. Reduce poverty and	0	0	0	Medium	N/A	N/A							
social exclusion						ot adjoin a Priori t on poverty or s	ty Regeneration Area or a Reger ocial exclusion.	neration Area and its use for					
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 prop	osed use	is unlikely	to have an imp	oact on com	munity facilities a	and is unlikely to have any signifi	cant effects on the objective.					
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.					
	these scl	hools are v e for housi	within a Pri	ority Regenera	ation Area o a positive in	r a Regeneration npact on the obje	n close proximity of St Hugh's RC n Area but both presently have so ective by addressing this surplus	me surplus capacity. The use					

Land at Newstead Terrace, 1	Timperley					Nature of Ef					
		Timescale)								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
S8. Improve the health and, inequalities in health	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life				
of the population	due to th	e proximit	y of the site		e of noise po		en identified by Defra as a major idered that the proposed use of t				
S9. Protect and improve local neighbourhood quality											
Environment	_			-		T .	1				
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure enhancements to public transport provision.			
	There are a number of facilities and services within walking distance of the site, including a primary school and a neighbourhood cent on Park Road. The site is also less than 800m from Navigation Road and Timperley Metrolink stations and is in relatively close proxir of proposed cycle routes that will form part of the Strategic Active Travel Network. The use of this currently vacant site for housing would however inevitably generate some additional traffic. Consequently, taking into account the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site would have an uncertain impact on the objective										
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. Retain part of the site as open space			

Land at Newstead Terrace, 1	imperley					Nature of Eff					
		Timescale	9								
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation			
	proximity extension proposal classified	of the wild n, on the o s to protect d as a form	dlife corrid objective. He ot and enhanal al area of	or, the use of t lowever, in the ance biodivers	the site for he absence of ity, there is on the	ousing could hav appropriate eco only a low level c d Greenspace St	presently constitutes an unmana- ve a negative impact on this design logical surveys and due to Core of force of certainty over this impact. In accordance, the site is an unmanaged	gnated natural asset and, by Strategy policy R2 requiring Idition, although the site is not I greenfield site in an area that			
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			
	renewab change.	le and ene There is h	ergy efficie owever on	ncy measures.	As such, th	e proposed use	nicrogeneration technologies and of the site has the potential to reduce to it being uncertain whether	duce contributions to climate			
E4. Reduce impact of	0	+	+	Medium	Local	Long term					
climate change							nin the surface water managemer uld therefore have a positive effe				
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.			
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.										
E6. Conserve land resources and reduce land contamination	0	?	?	Low	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release further greenfield sites.			

Land at Newstead Terrace, T	imperley												
		Timescale)			fect							
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation					
E7 Protect and immuous	Mapping However greenfield remediat	The proposed use of the site for housing could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. As such, the proposed use of the site could have a positive impact on the objective. However, the site largely comprises of an area of unmanaged greenspace and its development would result in the loss of an area of greenfield land. Accordingly, the proposed use of the site would have an uncertain impact on the objective as it is not clear whether the remediation of a significant area of contaminated land would outweigh the loss of greenfield land.											
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity						
	medium impact or impact or the site is	The use of the site c would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.											
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly amongst 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.					
							does have the potential to general uncertain impact on the object						
E9. Protect and enhance	0	n n	ne propos	Medium	N/A	N/A							
the diversity and distinctiveness of landscape and townscape character and cultural facilities	There are	e no desig	nated heri		thin 300m of	the site and it is	s considered that the proposed us	se of the site is unlikely to have					

Land at Newstead Terrace, T	imperley					Nature of Eff		
		Timescale						
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation
Economic	,	, , , , , ,	,				syrra gran s	
EC1. Enhance Trafford's	0		0	Medium	N/A	NI/A	Detential accordant	
	0	0	0	Medium	IN/A	N/A	Potential secondary	
high performance and							economic impacts through	
sustainable economy to							the creation of jobs in the	
provide a powerful							construction process.	
contribution to regional							ousing would not result in the los	
growth	been ide	ntified as e	employme	nt land. As suc	h, it is unlike	ely to have any s	ignificant effects on the objective	
EC2. Reducing disparities	0	0	0	Medium	N/A	N/A	Potential secondary	
by releasing the potential							economic impacts through	
of all residents particularly							the creation of jobs in the	
in areas of disadvantage							construction process.	
	The prop	osed use	of the site	is not an empl	oyment use	and is unlikely to	have any significant effects on t	the objective.
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A		
image as a tourism destination	The prop	osed use	of the site	is not a tourisn	n use and it	is therefore unlik	kely to have any significant effect	s on the objective.
EC4. Encourage the long	0	0	0	Medium	N/A	N/A		
term sustainability of	The site	is not withi	n 300m of	a town, distric	t or local cei	ntre and it is con	sidered that the proposed use of	the site for housing is unlikely
Trafford's Town Centres							and district centres.	3 ,
EC5. Improve the social	0	0	0	Medium	N/A	N/A		
and environmental	The prop	osed use	of the site	is not a comme	ercial or bus	iness use and is	unlikely to have any significant e	effects on the social or
performance of the economy				of the economy				
Sustainability Summary								

Land at Newstead Terrace, 1	Land at Newstead Terrace, Timperley														
		Timescale	;												
SA Objective	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	Mitigation							

The proposed use of the land at Newstead Terrace for housing could have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive impact on the objectives relating to achieving a better balance in the housing market; crime; and education and skills.

The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a positive effect on the objectives of reducing the impacts of climate change; and reducing contributions to climate change. The proposed use of the site could also result in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. Accordingly, the proposed use of the site could have a positive impact on the objectives that relate to land resources and contamination and water quality.

The use of the site for housing could however have a negative or uncertain impact on several objectives. Specifically, it would result in the provision of housing in a location that is adjacent to a major source of noise. As such, the use of the site for housing could have a negative impact on the objective that relates to health. The site is also adjacent to a wildlife corridor and I itself an area of unmanaged greenspace. The development of the site could therefore have some negative impact on the objective relating to open space and biodiversity.

The proposed use of the site would have an uncertain impact on the objectives that relate to conserving land resources; protecting air quality; and reducing the effects of traffic on the environment. In addition, it could also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.

