

Appendix F

Housing

HO1 – Land Release for New Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	High	Borough wide	Long Term		
	The policy identifies a supply of sites which are critical to the delivery of the housing strategy set out in Policy L1 of the Trafford Local Plan: Core Strategy. It also requires residential development to make appropriate provision for affordable housing in line with Policy L2 of the Trafford Local Plan: Core Strategy. The policy therefore has the potential to make a significant contribution to achieving a better balance and mix in the housing market and, as such, would have a major positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy identifies a series of sites for residential development, the overwhelming majority of which are located in close proximity to local services and facilities and/or are well served by public transport. Furthermore, the justification to the policy states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including transport facilities. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver enhanced transport infrastructure which improves access to services and facilities. As such, the policy has the potential to have some positive impact on access to services and facilities.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Borough	Long Term		
	The justification to the policy states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential and commercial development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including transport facilities. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver transport infrastructure. The policy therefore has the potential to have a positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The policy provides support for the development of housing on a range of sites. Any such development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy could have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long Term	Secondary impacts on quality of life	
	The policy identifies a series of sites for residential development, several of which are within Priority Regeneration Areas or a Regeneration Area. The development of these sites for housing has the potential to support the regeneration of these areas and could therefore have some positive impact on reducing poverty and social exclusion							
S6. Encourage a sense of	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	

HO1 – Land Release for New Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The justification to the policy states that states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential and commercial development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including necessary community facilities. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver a range of community facilities that have a positive impact on community welfare and identity. The policy therefore has the potential to have a positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	+	+	+	Medium	Borough	Long Term		
	The justification to the policy states that states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential and commercial development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including education / training infrastructure. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver a range of facilities that have a positive impact on qualifications and skills. The policy therefore has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The justification to the policy states that states that housing land will be supported by a CIL which is intended to provide infrastructure alongside residential and commercial development. It is indicated that the money will be used to fund a wide range of infrastructure that is needed to support development, including health care provision. Consequently, by supporting the delivery of new housing and associated CIL contributions, the policy could generate additional CIL contributions and help deliver a range of facilities that have a positive impact on health and help to reduce health inequalities. The policy therefore has the potential to have a positive impact on the objective.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The policy emphasises the need to ensure the efficient use of land and re-iterates the requirement to of delivering 80% of new housing on previously developed land. The policy could therefore support the redevelopment of previously developed land, including a number of neglected sites. Consequently, the policy has the potential to have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic. In addition, a number of the sites are located in close proximity to roads that have been identified by the LDF Transport Modelling as experiencing congestion. As such, the policy 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	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The policy identifies a number of sites for the delivery of new housing. Several of these sites are located in close proximity to designated natural assets and, as such, the development of these sites has the potential to have some negative impact on biodiversity. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							

HO1 – Land Release for New Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5. Secure enhancements to public transport services.
	The policy provides support for the development of housing on smaller sites. Any such development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic and associated vehicular emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	+	+	+	Low	More than local	Long Term		
	The policy identifies a series of sites for residential development, the majority of which are entirely within Flood Zone 1. Consequently, the policy has the potential to have some positive impact on the objective and its sub-objective of minimising the risk of flooding.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The policy supports the delivery of new housing. Any such residential development is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	More than local	Long Term		
	The policy identifies a series of sites for residential development, the majority of which comprises of previously developed land. In addition, several of these sites have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites. The proposed development of several of these sites could therefore present opportunities to remediate contaminated land. The policy also seeks to ensure that new housing is delivered to an appropriate density which should reduce the need to release additional greenfield sites to meet future housing need. As such, the policy could have a positive impact on the objective.							
E7. Protect and improve water quality	+	+	+	Medium	More than local	Long Term	Secondary impacts on biodiversity	
	The policy identifies a series of sites for residential development, the majority of which comprises of previously developed land. In addition, several of these sites have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites. The proposed development of several of these sites could therefore present opportunities to remediate contaminated land which is a potential source of pollution for nearby watercourses.							

HO1 – Land Release for New Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic and associated vehicular emissions. In addition, a number of the sites are located within or in close proximity to designated AQMAs. As such, the policy has the potential to have a negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The policy requires proposals for residential development on the identified sites to be delivered at a density that is appropriate to its location and stipulates that any housing must protect or enhance the distinctiveness and character of the area, taking into account the physical environment of the site and its surroundings. Accordingly, the policy should protect landscape and townscape character. The policy should therefore have a positive impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on economic growth. As such, it is unlikely to have a significant impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on reducing economic inequalities. As such, it is unlikely to have a significant impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	More than local	Long term	Secondary impacts on perceptions of the area	
	A number of the housing sites identified by the policy are located in close proximity to town, district or neighbourhood centres. As such, the development of these sites for housing could potentially have a positive impact on the vitality and viability of these centres by increasing the number of people visiting the centres and increase spend within them. The policy could therefore have a positive impact on the objective.							
EC5. Improve the social	0	0	0	Medium	N/A	N/A		

HO1 – Land Release for New Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the policy identifies a series of sites that will be delivered for housing and requires the development that comes forward on these sites to make appropriate provision for affordable housing in line with Policy L2 of the Trafford Local Plan: Core Strategy. The policy therefore has the potential to have a major positive impact on the objective of achieving a better balance and mix in the housing market. The supporting text to the policy explains that the delivery of housing will be supported by a CIL which will be used to provide the necessary infrastructure to support the proposed residential development. As a result, the policy has the potential to have a positive impact on the objectives that relate to access to services and facilities; transport infrastructure; community welfare; qualifications and skills and health. Other social objectives that the policy could have a positive impact on include those that relate to crime; poverty and social exclusion; and local neighbourhood quality.</p> <p>The policy identifies a series of sites for residential development, the majority of which comprises of previously developed land. In addition, several of these sites have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated sites. The proposed development of these sites could therefore present opportunities to remediate contaminated land and, as such, the policy has the potential to have a positive impact on the objectives that relate to conserving land resources and protecting water quality. In addition, as many of these sites are within Flood Zone 1, the policy could also have a positive impact on the objective of reducing the impacts of climate change and its sub-objective of minimising the risk of flooding. The policy could also have some positive impact on the objective that relates to townscape character and also on the economic objective of encouraging the sustainability of Trafford's town centres.</p> <p>The policy does however have the potential to have a negative or uncertain impact on some objectives. Whilst several of the identified sites are located in close proximity to public transport services and local facilities, the provision of housing on these sites would inevitably generate additional traffic and associated emissions. As such, the policy could have some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change. The policy would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production. In addition, due to the proximity of a number of the identified sites to designated natural assets, the policy could have some negative impact on the objective that relates to protecting biodiversity. There is however only a low level of certainty about the impact on each of these objectives.</p>								

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

HO2 – Release of Other Land for Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	High	Borough wide	Long Term	Cumulative impact on securing a more balanced housing market	
	The policy provides a framework for the assessment of potential housing sites not allocated by the Land Allocations Plan. The development of these sites could make a valuable contribution to meeting the Borough's housing targets and could therefore have a major positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy requires that where sites come forward, they must make efficient use of land, taking account of its location in accordance with Policy L1 of the Core Strategy which establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public transport. As such, the policy has the potential to have some positive impact on access to services and facilities.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy requires that where sites come forward, they must make efficient use of land, taking account of its location in accordance with Policy L1 of the Core Strategy which establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public transport. As such, the policy has the potential to have some positive impact on choice of travel mode.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The policy provides support for the development of housing on smaller sites. Any such development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy could have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long Term	Secondary impacts on quality of life	
	The policy requires that where sites come forward, they must make efficient use of land, taking account of its location in accordance with Policy L1 of the Core Strategy. Policy L1 establishes a three stage hierarchy for the release previously developed land (PDL) and sustainable urban area greenfield land aimed at focusing development in the first instance to sites in the Regional Centre and Inner Areas; secondly to development which supports the Council's regeneration priorities and; thirdly where development supports the wider objectives of the Trafford Local Plan: Core Strategy. The policy could therefore support the delivery of new development that supports the regeneration of areas and may therefore have some positive impact on reducing poverty and social exclusion							
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A	Secondary impacts on quality of life	

HO2 – Release of Other Land for Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy is unlikely to have any significant impact on the community identity and welfare and, as such, is unlikely to have a significant impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Borough	Long Term	Secondary impacts on quality of life	
	The policy supports the delivery of new housing on suitable and sustainable sites. It does however specify that such proposals would not be supported if it would result in the loss of protected open space unless the provisions of Policy R5 of the Core Strategy can be satisfied. As such, the policy should protect existing areas of open space that provide opportunities for sport and recreation. The policy therefore has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as the protection of areas of open space does not guarantee that local residents will choose to participate in sport and recreation.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The policy requires proposals for residential development to make the best use of the site in a manner that protects or enhances the distinctiveness and character of the area. It also requires housing to be in accordance with Policy L1 of the Core Strategy which establishes a three stage hierarchy for the release previously developed land (PDL) and sustainable urban area greenfield land that seeks to support the Council's regeneration priorities. The policy could therefore result in the improvement of the appearance of neglected sites that detract from local neighbourhood quality and, as such, has the potential to have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy provides support for housing development and this would inevitably generate some additional traffic and have a negative impact on the objective. Nevertheless, the policy does require development to be in accordance with Policy L1 of the Core Strategy which establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public transport and, as such, there is only a low level of certainty that the policy would have a negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Medium	Borough wide	Long Term		
	The policy supports the delivery of new housing on suitable and sustainable sites. It does however specify that such proposals would not be supported if it would result in the loss of protected open space unless the provisions of Policy R5 of the Core Strategy can be satisfied. As such, the policy should have a positive impact on the elements of the objective that relate to the protection of open space.							

HO2 – Release of Other Land for Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5. Secure enhancements to public transport services.
	The policy provides support for the development of housing on smaller sites. Any such development would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. Any housing development would also generate some additional traffic and vehicular emissions. As such, the policy would have an uncertain impact on the objective.							
E4. Reduce impact of climate change	+	+	+	Low	Borough	Long Term		
	The policy supports the delivery of new housing on suitable and sustainable sites. It does however specify that such proposals would not be supported if it would result in the loss of protected open space unless the provisions of Policy R5 of the Core Strategy can be satisfied. As such, the policy should protect existing areas of open space that help reduce the impacts of climate change by providing shade and shelter from higher summer temperatures and which reduce flood risk by moderating rates of surface water run-off. The policy therefore has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The policy supports the delivery of new housing. Any such residential development is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Borough	Long Term		
	The policy supports the delivery of new housing on suitable and sustainable sites. It requires such proposals to make efficient use of land and, as a result, should ensure that new housing development on these sites is delivered to an appropriate density. This would have a positive impact on the objective of conserving land resources.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon water quality. As such, it is unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
	The policy provides support for housing development and this would inevitably generate some additional traffic and vehicular emissions. As such, the policy could have a negative impact on the objective. Nevertheless, the policy does require development to be in accordance with Policy L1 of the Core Strategy which establishes a hierarchy for the release of sites that prioritises those in the Regional Centre and Inner Areas. These locations are largely well-served by public transport and, as such, there is only a low level of certainty that the policy would have a negative impact on the objective.							

HO2 – Release of Other Land for Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The policy requires proposals for residential development to make the best use of the site in a manner that protects or enhances the distinctiveness and character of the area. The policy should therefore ensure that new residential development within the built up area protects landscape and townscape character. The policy should therefore have a positive impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on economic growth. As such, it is unlikely to have a significant impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on reducing economic inequalities. As such, it is unlikely to have a significant impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the sustainability of Trafford's town centres. As such, it is unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								

HO2 – Release of Other Land for Residential Development								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed policy has the potential to have a positive impact on a significant number of objectives, particularly those that relate to social issues. By providing a framework to support the delivery of housing it has the potential to have a major positive impact on the objective that relates to achieving a better balance and mix in the housing market. In addition, the requirement for these sites to be in accordance with policy L1 of the Core Strategy should also ensure that the policy has some positive impact on the objectives that relate to poverty and deprivation; access to services and facilities; choice of travel mode; and local neighbourhood quality.</p> <p>The policy supports the delivery of new housing on suitable and sustainable sites. It does however specify that such proposals would not be supported if it would result in the loss of protected open space unless the provisions of Policy R5 of the Core Strategy can be satisfied. As such, it should have some positive impact on the objectives that relate to health; reducing the impacts of climate change; and protecting open space. Other objectives that the policy could have a positive impact on include those that relate to crime; townscape character; and conserving land resources.</p> <p>The provision of housing development would however inevitably generate some additional traffic and associated emissions. As such, the policy could have some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality; and an uncertain impact on the objective of reducing contributions to climate change. The policy would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p>								

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

HO3 – Residential Accommodation for Older Persons								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	High	Borough	Long Term	Cumulative impact on securing a more balanced housing market	
	The policy seeks to ensure that sufficient accommodation is provided for an ageing population, whilst also ensuring that the rate at which this comes forward does not have an adverse effect on the supply of general market housing. The policy therefore has the potential to have a major positive impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy requires that proposal for accommodation for older persons on none allocated sites to be located close to services, amenity and local centres or community hubs with high levels of community activity. The policy could therefore support the objective of improving access to essential services and facilities.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy states that proposal for accommodation for older persons on none allocated sites will only be permitted where they are easily accessible by a range of travel modes that provide alternatives to trips made by private car. The policy could therefore have a major positive effect on the objective.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	New development would have the potential to be built in accordance with policy L7.4 of the Core Strategy. As such, the policy would have the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy requires that proposals for accommodation for an ageing population should demonstrate a clear understanding of the type of care it is intended to deliver – stating it is important that the range of accommodation options for the ageing population form part of mixed sustainable communities. Provision of a wide range of accommodation options for ageing population should have beneficial impact in terms of reducing social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy requires that proposals for accommodation for an ageing population should demonstrate a clear understanding of the type of care it is intended to deliver – stating it is important that the range of accommodation options for the ageing population form part of mixed sustainable communities. Provision of a wide range of accommodation options for ageing population should have beneficial impact in terms of encouraging a sense of community welfare.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							

HO3 – Residential Accommodation for Older Persons								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Borough	Long Term	Secondary impacts on quality of life	
	The policy seeks to support the provision of accommodation to meet the specific needs of the frail elderly. Accordingly, the policy could have some positive impacts on the health of this section of the community.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon local neighbourhood quality. As such, it is unlikely to have a significant impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	
	The policy would result in residential accommodation for older persons being developed in locations that are close to local services, amenities and local centres or community hubs and which are easily accessible by a range of travel modes that provide alternatives to trips made by the private car. As such, the policy has the potential to have a positive impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon biodiversity or open space. As such, it is unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term		Use of the development management process to ensure development complies with Core Strategy policy L5
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. The policy also requires proposals for residential accommodation for older people to be easily accessible by a range of travel modes that provide alternatives to trips made by private car. As such, the policy could have a positive impact on the objective.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon reducing the impacts of climate change or flood risk. As such, it is unlikely to have a significant impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The delivery of residential accommodation for older persons is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							

HO3 – Residential Accommodation for Older Persons								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
The proposed policy is unlikely to have a significant impact upon land resources and contamination. As such, it is unlikely to have a significant impact on the objective.								
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
The proposed policy is unlikely to have a significant impact upon water quality. As such, it is unlikely to have a significant impact on the objective.								
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/A		
The proposed policy is unlikely to have a significant impact upon air quality. As such, it is unlikely to have a significant impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
The policy requires proposals for residential development for older persons to be designed in accordance with best practice and the policy could therefore have some positive impact on townscape character. As such, it has the potential to have a positive impact on the objective.								
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact on economic growth. As such, it is unlikely to have a significant impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact on reducing economic inequalities. As such, it is unlikely to have a significant impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact upon the sustainability of Trafford's town centres. As such, it is unlikely to have a significant impact on the objective.								
EC5. Improve the social	0	0	0	Medium	N/A	N/A		

HO3 – Residential Accommodation for Older Persons								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The proposed policy has the potential to have a positive impact on a significant number of objectives, particularly those that relate to social issues. By seeking to ensure that sufficient accommodation is provided for an ageing population, whilst also ensuring that the rate at which this comes forward does not have an adverse effect on the supply of general market housing, the policy has the potential to have a major positive impact on the objective of achieving a better balance and mix in the housing market. The policy requires that proposals for accommodation for older persons on none allocated sites to be located close to services, amenity and local centres or community hubs with high levels of community activity and to be served by a choice of travel modes. The policy could therefore have a major positive impact on the objectives that relate to access to services and facilities; and choice of travel mode; and some positive impact on the objective of reducing social exclusion. Other social objectives that the policy could have a positive impact on include those that relate to crime; community welfare; and health.</p> <p>The policy also has the potential to result in some positive impacts on the environmental objectives of reducing contributions to climate change; reducing the effects of traffic on the environment; and protecting and enhancing townscapes.</p> <p>The policy would not have a negative impact on any of the sustainability objectives. The impact of the policy on the objective of reducing the environmental impacts of consumption and production is however uncertain.</p>								

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

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

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieving a better balance and mix in the housing market	0	0	++	Low	More than local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	<p>The proposed use would result in the provision of housing within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.</p>							
S2. Improve accessibility for all to services and facilities	0	0	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	<p>The site is located in close proximity to a neighbourhood centre and is within walking distance of a range of local facilities. It is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>							
S3. Enhance transport infrastructure; improve accessibility and quality of life to	0	0	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
all communities.	The site is in close proximity to an on-road cycle route on Talbot Road. It is also within 400m of a Quality Bus Corridor, less than 800m from a Metrolink station and within walking distance of a neighbourhood centre on Seymour Grove/Talbot Road. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	0	+	Low	Local	Long term	Secondary impacts on quality of life	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is situated in a predominantly residential area but there are a range of uses in the vicinity. 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 would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, and taking into account the fact that the proposed use would result in the loss of a site that is presently in employment 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effect on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment areas of Old Trafford Community Primary School, Kings Road Primary School and Seymour Park Primary School. Each of these schools is within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School has a small surplus of places, both Kings Road Primary School and Old Trafford Community Primary School are presently operating above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	0	0	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 300m of areas of an area of open space and less than 1800m from a sports facility. The propose use of the site therefore has the potential to support participation in sport and exercise, although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of Talbot Road and the Metrolink line, both of which have been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to these sources of noise pollution, it is considered that the proposed use of the site for housing could have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for 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 effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	+	Low	Local	Long term	Positive secondary impacts on greenhouse gas emissions and air quality.	
	The SHLAA indicates that the site could accommodate approximately 110 residential units and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The use of the site for the level of housing envisaged would inevitably generate some traffic. The existing use of the site for employment purposes would however already generate some traffic and there is a range of local facilities within convenient walking distance of the site. The site is also located in close proximity to on-road cycle ways, bus stops and a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, it is considered to be uncertain whether the proposed use of the site for housing would increase traffic and have an adverse impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	++	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significant impact on these designated natural assets. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and the level of housing likely to be provided is of a scale where an on-site open space contribution would be required by the Planning Obligations SPD. The proposed use of the site therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	0	0	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	0	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing could provide some opportunities to reduce flood risk elsewhere. The proposed use of the site could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	0	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The majority of the site is identified as an area of potentially medium risk contaminated land by the Council's Contaminated Land Prioritisation mapping. The proposed use of the site for housing could therefore result in the remediation of a contaminated site and therefore have a positive impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would result in the remediation of a site included on the Trafford Contaminated Land Prioritisation mapping. The site is however in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air	0	0	0	Low	N/A	N/A		

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The use of the site for housing would inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 250m from a bus stop, less than 400m from a Quality Bus Corridor and less than 800m from Trafford Bar Metrolink station. In addition, it is recognised that the existing use of the site for employment purposes already generates vehicle movements. Consequently, it is considered that the site is in a sustainable location and that the proposed use of the site for housing is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	The use of the site for housing would result in the loss of a site that has previously been identified as employment land. The site is not however within Trafford Park Core and, given that the Employment Land Study shows a surplus of employment sites, it is considered that the use of the site for housing would be unlikely to have any significant effect on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effect on the objective.							
EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and is unlikely to have any significant effect on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the economy.							
Sustainability Summary								

Former Bakemark UK, Skerton Rd, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the CSM site for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, through having the potential to result in the provision of on-site open space in an area that has been shown by the Trafford's Green and Open Spaces Assessment of Need to be deficient in open space, the proposed use of the site could have a major positive impact on the objective that relates to protecting and enhancing open space. The use of the site for housing could also have a positive effect on the objectives of reducing the impacts of climate change; reducing contributions to climate change; and conserving land resources and reducing land contamination.</p> <p>The proposed use of the site could however have some negative impact on certain objectives. Specifically, it could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p>								

Key for effects

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

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

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
	There is a primary school and GP Surgery located to the east of the site. The site is also within 250m of a bus stop on the Chester Road Quality Bus Corridor, less than 800m from Cornbrook Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services are likely to be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is located within 50m of on-road cycle routes on Chester Road. The site is also less than 250m from bus stops on the Chester Road Quality Bus Corridor and within 800m of Cornbrook Metrolink station. The development of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area. It adjoins existing residential areas but also borders other uses, including an industrial area to the north. Any housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Old Trafford Community Primary School. This school is within a Priority Regeneration Area but it currently has a deficit of places and the proposed use of the site for housing could place additional pressure on this school by generating the need for more school places. The site is however also located in relatively close proximity to St Alphonsus RC Primary School which does currently have a surplus of places. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 300m of areas of an area of open space and less than 1800m from a sports facility. The propose use therefore has the potential to support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 and Chester Road, both of which have been identified by Defra as a major source of noise pollution. It is also within 200m of the Metrolink line which another source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, the use of the site for housing is considered to have the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for 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 effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	
	The SHLAA indicates that the site could accommodate approximately 110 residential units and, as the site is presently vacant, its use for housing would inevitably generate some additional traffic. The site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. There are however also a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is also within 50m of on-road cycle routes, less than 250m from bus stops on a Quality Bus Corridor and within 800m of a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, it is considered to be uncertain whether the proposed use of the site for housing would increase traffic and have an adverse impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>The site is not within 300m of a SSSI, SBI, or area of semi-natural greenspace. It is partly within 300m of a wildlife corridor to the north but is separated from this wildlife corridor by existing employment areas and the A56. The development of the site is therefore unlikely to have a significant impact on any designated natural assets.</p> <p>The site is within 300m of existing greenspace and the proposed use has the potential to enhance existing open space within 300m of the development. It is therefore considered that the proposed use has the potential to have a positive impact on the objective, particularly as the site is within an area that was identified by Trafford's Green and Open Spaces: An Assessment of Need Update (2009) as being deficient in accessible greenspace and which the Trafford Greenspace Strategy (2010) identified as being characterised by a poor diversity of greenspaces and only fair quality parks. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving nearby greenspaces.</p>							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any 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	+	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use would therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for 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	+	+	+	Medium	Local	Long term		
	The site comprises of an area of previously developed land. The site is identified as an area of potentially medium risk on the Council's Contaminated Land Prioritisation mapping. The proposed use could therefore result in the reclamation of a contaminated site and could therefore have a positive impact on the objective.							

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
The proposed use of the site could result in the remediation of a site included on the Trafford Contaminated Land Prioritisation mapping. The site is however in excess of 250m from the nearest watercourse. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality.								
E8. Protect and improve air quality	?	?	?	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 SHLAA indicates that the site could accommodate approximately 110 residential units and, as the site is presently vacant, its use for housing would inevitably generate some additional traffic. The site is partly within an AQMA. There are however also a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is also within 50m of on-road cycle routes, less than 250m from bus stops on a Quality Bus Corridor and within 800m of a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and particularly in the absence of a formal Air Quality Impact Assessment, it is uncertain whether the use of the site for housing would have an adverse impact on air quality.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on sense of place and perceptions of the area.	
The site is within the Empress Conservation Area and is immediately adjacent to the Grade II listed Essence Factory Building on Chester Road. The Empress Conservation Area is included on the Heritage at Risk Register compiled by English Heritage which states that the area is in very poor condition and deteriorating. The site itself comprises of a vacant building that does not make a positive contribution to the character of the conservation area or the setting of the Essence Factory Building. As such, the redevelopment of the site has the potential to enhance a conservation area and the setting of a listed building and is therefore likely to have a positive impact on the objective.								
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
The proposed use of the site is not an employment use. The site previously has been included in the employment land portfolio. The site is not however within Trafford Park Core and the Trafford Employment Land Study (2009) notes that permission has previously been granted for none employment development on the site. This study therefore recommends that the site should not form part of the Borough's supply due to it not being available. As a result, the use of the site for housing would be unlikely to have any significant effect on the objective.								

Former Trafford Press Site, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.								
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.								
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the economy.								
Sustainability Summary								
<p>The proposed use of the Trafford Press site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, by resulting in the redevelopment of a vacant, previously developed site, the proposed use of the site has the potential to significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. The use of the site for housing could also have some positive effect on the objectives relating to reducing the impacts of climate change; protecting and enhancing open space; reducing contributions to climate change; and conserving land resources and reducing land contamination.</p> <p>The proposed use of the site could however have a negative or uncertain impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, notwithstanding the fact that the site is adjacent to a Quality Bus Corridor and less than 800m from a Metrolink station, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site would therefore have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.</p> <p>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.</p>								

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

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

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
	St Alphonsus Primary School is situated to the north west of the site and there are a number of other services and facilities within walking distance of the site. The entire site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a significant focus for development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on this objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop on Chorlton Road. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor and is in excess of 800m from a Metrolink station. As such, there is only a low level of certainty that the proposed use of the site for housing would have a positive effect on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	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 would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, and taking into account the fact that the proposed use would result in the loss of a site that is presently in employment 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Kings Road Primary School, Seymour Park School and Old Trafford Community Primary School and is also in close proximity to St Alphonsus RC Primary School. All of these schools are within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School and St Alphonsus Primary School have a surplus of places, Kings Road Primary School and Old Trafford Community Primary School presently operate above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. The site is within 300m of areas of open space and less than 1800m from a sports facility. The proposed 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	Secondary impacts on greenhouse gas emissions and air quality.	Secure contributions towards public transport enhancements
	Given the size of the site and the scale of development it could accommodate, the proposed use of the site for housing would inevitably generate a degree of traffic. The existing use of the site for employment purposes does however already generate some traffic. In addition, there are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop. As such, the proposed use of the site could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. It is therefore considered to be uncertain whether or not the proposed use of the site for housing would have a significant impact on traffic and congestion.							
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, wildlife corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significant impact on these designated natural assets. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and the level of housing likely to be provided is of a scale where an on-site open space contribution would be required by the Planning Obligations SPD. The proposed use of the site therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to 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

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The proposed use could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	++	++	Medium	Local	Long term	Improved perceptions of the area. Secondary impact on the significance of a conservation area.	
	The site comprises of an area of previously developed land and parts of the site have been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high and medium risk contaminated land. As such, the use of the site for housing could result in the reclamation of an area of high risk contaminated land and could therefore have a major positive effect on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The site is within 250m of a watercourse and its use for housing would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as medium/low risk contaminated land. As such, the proposed use of the site has the potential to have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any potential land contamination on the site is having an impact on the quality of a nearby watercourse, there is only a low level of certainty about this impact.							

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site is within close proximity of local facilities and public transport services, it is partly within an AQMA and the proposed use of the site would have the potential to generate some additional traffic. The proposed use could therefore have a negative impact on the objective. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. It is also uncertain whether the proposed use of the site for housing would generate more vehicle trips than the existing use of the site for employment.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site. The grade II listed Church of St Bride is located to the south west of the site. This listed building is however approximately 200m from the site is separated from it by existing built development and an area of open space. As such, it is considered that the proposed use of the site would have affect on the setting of this building and, as such, would have no significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and, although the site is presently in use for employment purposes, 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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and	0	0	0	Medium	N/A	N/A		

Globe Trading Estate, 88-118 Chorlton Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental performance of the economy	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the Globe Trading Estate site for housing could have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objectives relating crime and fear of crime; health and improving choice of travel mode.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a positive effect on the objectives relating to reducing the impacts of climate change; and reducing the effects of climate change. In addition, by resulting in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land, the use of the site for housing would have a major positive impact on the objective relating to land resources and contaminated land and some positive impact on the objective relating to water quality.</p> <p>The use of the site for housing could however generate additional traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a negative impact on the objective relating to improving air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site for housing would also have an uncertain impact on the objective relating to education and skills due to it being unclear whether it would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p>								

Key for effects

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

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

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	++	++	Low	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Regeneration Area and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.</p>									
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	High	Local	Long term		
	Mixed Use	0	++	++	High	Local	Long term		
<p>The site is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.</p>									
S3. Enhance transport	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other	

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
infrastructure, improve choice of travel mode and quality of life to all communities.	Employment	0	++	++	Medium	Local	Long term	developments in Old Trafford on the maintenance and enhancement of public transport services	
	Mixed Use	0	++	++	Medium	Local	Long term		
The site is within 50m of an on-road cycle route on Talbot Road and is adjacent to proposed cycle routes that will form part of the Strategic Active Travel Network. The site is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within walking distance of a neighbourhood centre on Seymour Grove/Talbot Road. Each of the proposed uses of the site therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.									
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
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 delivered on the site, the use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The proposed use of the site for housing would result in the provision of residential development in a Priority Regeneration Area and could make a contribution to the regeneration of the area and have a major positive impact on the objective. The use of the site for employment or mixed use development would create employment opportunities within a Priority Regeneration Area which would have the potential to reduce poverty and social exclusion. The proposed use of the site for employment or mixed use development would therefore also have a major positive impact on this objective.									
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.									
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on this objective by helping to address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships within a Priority Regeneration Area and could therefore also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	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.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of a Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site and the site is within 400m of a Quality Bus Corridor and less than 800m from two Metrolink stations. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses are unlikely to generate a significant amount of traffic and are therefore unlikely to have any significant impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geo-	Housing	0	-	-	Medium	N/A	N/A	Use of the development management process to secure some biodiversity gains in the development through, for example, tree planting and the use of green roofs.	
	Employment	0	-	-	Medium	N/A	N/A		
	Mixed Use	0	-	-	Medium	N/A	N/A		

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
morphological features	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. The site is however further than 300m from an area of local open space and, given the size of the site, there are unlikely to be any opportunities to create open space on site. As such, the proposed use of the site does not have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and would therefore have a negative impact on the objective, particularly as the site is within an area that was identified by Trafford's Green and Open Spaces: An Assessment of Need Update (2009) as being deficient in accessible greenspace and which the Trafford Greenspace Strategy (2010) identified as being characterised by a poor diversity of greenspaces and only fair quality parks.								
E3. Reduce contributions to climate change	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The site is located entirely within Flood Zone 1 and is at a low risk of surface water flooding. It is therefore considered to be at a low risk of flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site may offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses could have a major positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
Given the size of the site, its use for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site comprises of an area of previously developed land but it is not an NLUD site nor is it listed as a potential area of risk on the Trafford Contaminated Land Prioritisation Mapping. Each of the proposed uses are not therefore likely to result in the significant reclamation of contaminated land and are therefore unlikely to have a significant effect on the objective.									
E7. Protect and improve	Housing	0	0	0	Medium	N/A	N/A		

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
water quality	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The proposed use of the site would for housing, employment or mixed use development would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, the each of the proposed uses is unlikely to have a significant impact on water quality.									
E8. Protect and improve air quality	Housing	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.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Although the site is located within close proximity of a Metrolink station and a Quality Bus Corridor, it is also within close proximity of an AQMA and the development of the site for housing, employment or mixed use development could generate some additional traffic. Nevertheless, given the size of the site and the scale of development it would be likely to accommodate, it is uncertain whether any of the proposed uses would increase traffic to such an extent that it would have a significant impact on air quality. Accordingly, each of the proposed uses would have an uncertain impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas within 300m of the site. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is however approximately 500m to the west of the site and is separated from it by existing medium-rise built development. The proposed use of the site housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of this building. As such, the proposed use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of previously identified employment land within Trafford Park core and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a Priority Regeneration Area. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity.	
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is within a location which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported and is in close proximity to LCCC ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective, particularly if the mixed use development included a use that is supportive of tourism such as a hotel. However, as it is presently uncertain whether the use of the site for employment or mixed use development would incorporate a use that is supportive of tourism, there is only a low level of certainty about the impact on this objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	?	?	Low	Local	Long term		Provide more detail on the nature of the mixed use development.
	Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres.								
The site is not located in close proximity to any of Trafford's town centres and Manchester City Centre is readily accessible from the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment 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 development is also unlikely to have a significant impact on the objective. The proposed use of the site for mixed use development could also result in the provision of town centre uses (including retail) in an out of centre location. There is presently limited information on the extent of any provision and it is therefore considered that the use of the site for mixed use development would have an uncertain impact on the objective.									
EC5. Improve the social	Housing	0	0	0	Medium	N/A	N/A		

Land at 39 Talbot Road, Old Trafford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and environmental performance of the economy	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the land at 39 Talbot Road for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Priority Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing choice of travel mode; and reducing poverty and social exclusion. Each of the uses would also have a major positive impact on the objective relating to education and skills and some positive impact on the objective of reducing crime and fear of crime. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses would also have a positive effect on several environmental objectives. Specifically, each use would have a major positive effect on the objective of reducing the impacts of climate change and some positive effect on reducing contributions to climate change. Each of the uses would however have the potential to have a negative impact on the objective relating to open space and biodiversity due to them being unlikely to result in the provision of on-site open space or the enhancement of existing open space within 300m of the site. In addition, notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would have an uncertain impact on the objective relating to air quality. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in a Priority Regeneration Area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a major positive impact on the objective relating to achieving a better balance in the housing market.</p> <p>The use of the site for housing would be unlikely to have a significant impact on any of the economic objectives. By contrast the use of the site for employment or mixed use development could support economic growth and create employment opportunities within a Priority Regeneration Area. Consequently, both of these uses could have a positive impact on the objective of enhancing Trafford's economic performance and a major positive effect on the objective of reducing economic disparities. The use of the site for either employment or mixed use development could also have a positive impact on the objective of enhancing Trafford's image as a tourism destination. However, the use of the site for mixed use development would have an uncertain impact on the objective of encouraging the sustainability of Trafford's town centres, particularly if a significant retail element is included within the mix of uses.</p>									

Key for effects

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

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

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	+	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use would result in the provision of housing on a site that is within the urban area and which is also within the Gorse Hill Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing therefore has the potential to make a long term contribution to Trafford's need for family and affordable housing, as identified by the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update 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	0	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Gorse Hill Primary School, Stretford High School and a number of other local facilities are within walking distance of the site, including a supermarket and Stretford Leisure Centre. The site is also within 400m of Chester Road Quality Bus Corridor and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective. Manchester United Football Ground railway station is also situated to the east of the site, although it is recognised that a regular service does not operate from this station.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	0	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of services and facilities within walking distance of the site and the site is within 400m of Chester Road Quality Bus Corridor. The site is also in close proximity to a proposed route in the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would have a positive impact on the objective.							

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	0	0	++	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the Urban Area and is in an existing residential area. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in Gorse Hill 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The site is in within the catchment area of Gorse Hill Primary School. This school is within a Regeneration Area and presently has some spare capacity. The use of the site for housing could help address this surplus capacity and support the long term future of the school by creating demand for places at the school. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within 300m of areas of an area of open space and less than 1800m from a sports facility. The propose use therefore has the potential to support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	0	0	Low	N/A	N/A		
	The use of the site for housing would inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The existing use of the site as a car park would however already generate some traffic. In addition, there are a number of facilities within convenient walking distance of the site and the site is also within 400m of a Quality Bus Corridor and, as such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	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 proposed use of the site has the potential to enhance existing open space or wildlife habitat within 300m of the development. The site is however immediately adjacent to a designated wildlife corridor and the use of the site for housing could have a negative impact on this designated natural asset. The proposed use of the site for housing 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	0	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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	0	++	Medium	Local	Long term		
	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	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 and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of previously developed land but it is not known to be contaminated and it is not included in the NLUD sites database or listed as an area of risk on the Trafford Contaminated Land Prioritisation Mapping. The proposed use is not therefore likely to result in the significant reclamation of contaminated land and it is therefore unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 400m from Chester Road, which is a Quality Bus Corridor, and there are a number of facilities within walking distance of the site. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that the proposed use is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
The site is not located within close proximity of a Conservation Area. The grade II listed Gorse Hill Park Entrance Gates and Stretford War Memorial are situated to the south west of the site. Nevertheless, the site is over 300m from these designated heritage assets and is separated from them by areas of existing development. As such, it is considered that the proposed use of the site is unlikely to have a significant effect on their setting. It is therefore considered that the proposed use of the site is unlikely to have a significant impact on the objective.								
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.								
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.								
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.								
Sustainability Summary								

Land at Avondale Road Car Park, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Avondale Road car park site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Gorse Hill Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places and could also have a major positive impact on the objective relating to crime and fear of crime and some positive impact on those relating to achieving a better balance in the housing market.</p> <p>The proposed use of the Avondale Road car park site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, the use of the site for housing could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change.</p> <p>The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. The site is less than 200m from a major source of noise pollution and the proposed use of the site could therefore have a negative impact on health. The site is also adjacent to a wildlife corridor and the development of the site could have a minor negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p>								

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

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

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
	There is a primary school and GP Surgery located to the south of the site. The site is also within 250m of a bus stop on the Chester Road Quality Bus Corridor, less than 800m from Cornbrook Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that these public transport services are likely to be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is within 50m of on-road cycle routes on Chester Road. The site is also less than 250m from bus stops on the Chester Road Quality Bus Corridor and less than 800m from Cornbrook Metrolink station. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area. It is in a predominantly residential area but does adjoin other uses, including an industrial area to the west. Any housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Old Trafford Community Primary School. This school is within a Priority Regeneration Area but it currently has a deficit of places and the proposed use of the site for housing could place additional pressure on this school by generating the need for more school places. The site is however also located in reasonably close proximity to St Alphonsus RC Primary School which currently has a surplus of places. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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.
	St George's Park is situated to the east of the site and the site is within 300m of areas of open space and within 1800m of a sports facility. The propose use of the site for housing therefore has the potential to support participation in sport and exercise although it is recognised that the physical proximity to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of the A56 which has been identified by Defra as a major source of noise. The site is also within 200m of the Metrolink line which is another source of noise. Consequently, due to the proximity of the site to these sources of noise pollution, it is considered that the use of the site for housing could have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Improved perceptions of the area	
	The redevelopment of the site for housing would result in the improvement of the appearance of a neglected site that detracts from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List. The policy therefore has the potential to have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. There are however a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is within 50m of on-road cycle routes on Chester Road. The site is also less than 250m from bus stops on Chester Road, which is a Quality Bus Corridor, and within 800m of Cornbrook Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, or area of semi-natural greenspace. It is partly within 300m of a wildlife corridor to the north of the site but is separated from this wildlife corridor by existing employment areas and the A56. The development of the site is therefore unlikely to have a significant impact on any designated natural assets. The site is within 300m of existing greenspace and has the potential to enhance existing open space or wildlife habitat within 300m of the development. The use of the site for housing could therefore have a positive impact on the objective but there only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use would therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	++	++	Medium	Local	Long term		
	The site comprises of an area of previously developed land and has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site could result in the reclamation of high risk contaminated land and could therefore have a major positive effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site could result in the remediation of a site included as a potentially high risk site on the Trafford Contaminated Land Prioritisation Mapping. The site is however in excess of 250m from the nearest watercourse and its use for housing is therefore unlikely to have a significant impact on water quality.							
E8. Protect and improve air	0	0	0	Low	N/A	N/A		

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The site is located within an AQMA and its development for housing does have the potential to generate traffic. Nevertheless, there are a number of facilities within convenient walking distance of the site and it is also less than 250m from a bus stop on a Quality Bus Corridor and within 800m of a Metrolink station. Consequently, and taking into account the size of the site and scale of development it would be likely to accommodate, the use of the site for housing is unlikely to increase road traffic flow or have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	++	++	High	Local	Long term	Secondary impacts on sense of place and perceptions of the area.	
	The site is situated to the north east of the Empress Conservation Area. The Empress Conservation Area is included on the Heritage at Risk Register compiled by English Heritage which states that the area is in very poor condition and deteriorating. The site itself comprises of a number of vacant and under used building that do not make a positive contribution to the character of the conservation area. As such, the redevelopment of the site has the potential to significantly enhance the setting of a conservation area and is therefore likely to have a major positive impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land at Chester Road/Cornbrook Road Park/Virgil Street								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The use of the Chester Road/Cornbrook Park Road/Virgil Street site for housing has the potential to have a positive impact a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. It would also result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land and could therefore have a major positive impact on the objective relating to land resources and contaminated land. The use of the site for housing could also have some positive effect on the objectives relating to reducing the impacts of climate change and reducing contributions to climate change.</p> <p>The site is however less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on health. It is considered that the use of the site for housing is unlikely to have a negative impact on any of the other sustainability objectives. It is however uncertain whether the proposed use would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. Securing developer contributions towards the creation of additional capacity at local primary schools is likely to be a key mitigation measure. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p>								

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

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

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
The proposed use would result in the provision of housing within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.								
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services.	
The site is within 250m of a bus stop, less than 800m from Old Trafford Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services are likely to be maintained and that the proposed use would have a major positive impact on the objective in the long term.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
The site is within 250m of a bus stop and is less than 800m from Old Trafford Metrolink station and within walking distance of a neighbourhood centre. The site is also adjacent to proposed cycle routes that will form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.								

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	The site is located in close proximity to a range of uses, including residential and employment uses. Although there is presently limited information available on the type of 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 would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effect on the objective.							
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment areas of Old Trafford Community Primary School, Kings Road Primary School and Seymour Park Primary School. Each of these sites is within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School has a small surplus of places, both Kings Road Primary School and Old Trafford Community Primary School are presently operating above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within 200m of a Metrolink line which has been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	N/A	N/A	Secondary impacts on perceptions of the area	
	The redevelopment of the site for housing would not result in the improvement of a derelict and neglected sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing has the potential to have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site, including a primary school and a local centre. The site is also less than 250m from a bus stop and within 800m of a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development. As such, the use of the site for housing is unlikely to have a significant impact on these designated natural assets. The site is within 300m of existing areas of greenspace and the proposed use of the site therefore has the potential to make 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
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate	0	+	+	Medium	Local	Long term		

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
change	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site adjoins areas that are more susceptible to surface water flooding. The site is therefore at a low/medium risk of flooding and its redevelopment for housing could provide some opportunities to reduce flood risk elsewhere and have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	+	+	Medium	Local	Long term		
	The site comprises of an area of vacant, previously developed land. The site is identified as an area of potentially medium risk contaminated land on the Council's Contaminated Land Prioritisation mapping. The proposed use could therefore result in the reclamation of a contaminated site and could therefore have a positive impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would result in the remediation of a site included on the Trafford Contaminated Land Prioritisation mapping. The site is however in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and it is less than 250m from a bus stop and within 800m of a Metrolink station. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that the proposed use is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The nearest conservation area to the site is the Longford Park Conservation Area. This designated heritage asset is however approximately 350m from the site and is separated from it by existing residential development. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is however over 400m to the north east of the site and is separated from the site by the Metrolink line and LCCC ground. The use of the site housing is therefore unlikely to have a significant impact on the setting of these assets and, as a result, is unlikely to have a significant impact on this objective.							

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The use of the site for housing would result in the loss of a site that has previously been identified as employment land. The site is not however within Trafford Park or one of the other locations where policy W1 seeks to focus employment development and planning permission has previously been granted for residential development on the site. As a result, the use of the site for housing would be unlikely to have any significant effect on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effect on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and is unlikely to have any significant effect on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the economy.							
Sustainability Summary								

Land at Warwick Road South, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Warwick Road South for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objectives relating to local neighbourhood quality and crime and fear of crime.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, the use of the site for housing could also have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; protecting and enhancing open space; and conserving land resources and reducing land contamination. It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The proposed use of the site could however have some negative impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing within the Old Trafford Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Priority Regeneration Areas and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services.	
	Old Trafford Community Primary School is immediately to the east of the site and there is a GP Surgery to the north east on City Road. The site is also less than 250m from bus stops on Stretford Road, Chester Road and City Road, less than 800m from Cornbrook Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services are likely to be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is within 50m of on-road cycle routes on Chester Road and Stretford Road. It is also less than 400m from a Quality Bus Corridor and within 800m of Cornbrook Metrolink station. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area. It is in a predominantly residential area but does border other uses, including open space to the east. 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 would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effect on the objective.							
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Old Trafford Community Primary School. This school is within a Priority Regeneration Area but it currently has a deficit of places and the proposed use of the site for housing could place additional pressure on this school by generating the need for more school places. The site is however also located in close proximity to St Alphonsus RC Primary School which currently has a surplus of places. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of Stretford Road and Chester Road, both of which have been identified by Defra as a major source of noise pollution. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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 effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate a degree of traffic and the site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. There are however a number of facilities within convenient walking distance of the site, including a primary school and a GP surgery, and the site is within 50m of on-road cycle routes on Chester Road. The site is also less than 250m from bus stops on Chester Road, which is a Quality Bus Corridor, and within 800m of Cornbrook Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace. Its development for housing would therefore be unlikely to have a significant impact on any designated natural assets. The site is within 300m of existing greenspace and the proposed use has the potential to enhance existing open space within 300m of the development. It is therefore considered that the proposed use has the potential to have a positive impact on the objective, particularly as the site is within an area that was identified by Trafford's Green and Open Spaces: An Assessment of Need Update (2009) as being deficient in accessible greenspace and which the Trafford Greenspace Strategy (2010) identified as being characterised by a poor diversity of greenspaces and only fair quality parks. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving nearby greenspaces.							

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	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.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	+	+	Medium	Local	Long term		
	The site comprises of an area of vacant, previously developed land. The south eastern part of the site is identified as potentially being an area of medium risk on the Council's Contaminated Land Prioritisation Mapping. The proposed use could therefore result in the reclamation of a contaminated site and could therefore have a positive impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would result in the remediation of a site included on the Trafford Contaminated Land Prioritisation mapping. The site is however in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air	0	0	0	Low	N/A	N/A		

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and it is less than 250m from bus stops on Stretford Road and Chester Road and less than 800m from Cornbrook Metrolink station. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that the proposed use is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	++	++	High	Local	Long term	Secondary impacts on sense of place and perceptions of the area.	
	The northern part of the site is within the Empress Conservation Area and is within 100m of the Grade II listed essence Factory Building on Chester Road. The Empress Conservation Area is included on the Heritage at Risk Register compiled by English Heritage. This register lists the Empress Conservation Area as being in very poor condition and deteriorating. The site itself comprises of an area of vacant, previously developed land that detracts from the character of the area and the setting of the conservation area. As such, the redevelopment of the site has the potential to significantly enhance a conservation area and is therefore likely to have a major positive impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use. The site previously has been included in the employment land portfolio. The site is not however within Trafford Park Core and the Trafford Employment Land Study (2009) notes that permission has previously been granted for none employment development on the site and therefore recommends that it should not form part of the Borough's supply due to the site not being available. As a result, the use of the site for housing would be unlikely to have any significant effect on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effect on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and is unlikely to have any significant effect on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effect on the social or environmental performance of the economy.							

Land bounded by Northumberland Road, East Union Street & Blackley Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Sustainability Summary								
<p>The proposed use of the land bounded by Northumberland Road, East Union Street and Blackley Street for housing has the potential to have a positive impact on a significant number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Old Trafford Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use also has the potential to have some positive impact on the objective relating crime and fear of crime.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, by resulting in the redevelopment of an area of vacant, poorly-maintained, previously developed land, the use of the site has the potential to significantly enhance the setting of the Empress Conservation Area and have a major positive impact on the objective relating to protecting and enhancing townscape character. The use of the site for housing could also have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; protecting and enhancing open space; and conserving land resources and reducing land contamination.</p> <p>The proposed use of the site could however have some negative impact on certain objectives. Specifically, the proposed use could have a negative impact on the objective that relates to health due it resulting in the provision of housing in relatively close proximity to a major source of noise pollution. It is also uncertain whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p> <p>It is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p>								

Key for effects

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

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

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Old Trafford Priority Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to broaden the range (including affordability and type) of the housing stock within the Regeneration Area and specifically promotes housing development in Old Trafford which diversifies the housing stock. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
	There are a range of services and facilities within walking distance of the site, including a number outside of the plan area, and the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, both of the proposed uses could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a significant focus for development. Consequently, there is a high level of certainty that these public transport services will be maintained and that the proposed use would have a major positive impact on this objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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 proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station and, as such, there is only a low level of certainty that the proposed use of the site for housing would have a positive effect on this objective.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	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
	The site is within the Urban Area and is in an existing residential area. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for housing would therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. Nevertheless, as the proposed use of the site is for housing rather than an economic or community use, there is only a low level of certainty that the proposed use of the site would have a significant impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The site has been appraised in two stages. The original boundary of the site contained an area of public open space. Consequently, as the proposed use of the site for housing or mixed use development would have resulted in the loss of an area of open space in a location that was identified by Trafford's Green and Open Spaces Assessment of Need (2009) as already being deficient in open space provision, the appraisal concluded that the use of the site for housing would have an uncertain impact on the objective. The boundary of the site has however been revised to exclude the area of open space. The site has been re-appraised on this basis and it is now considered that the proposed use of the site would be unlikely to have a significant impact on the objective.							
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Kings Road Primary School, Seymour Park School and Old Trafford Community Primary School and is also in close proximity to St Alphonsus RC Primary School. All of these schools are within the Old Trafford Priority Regeneration Area. Whilst Seymour Park School and St Alphonsus Primary School have a surplus of places, Kings Road Primary School and Old Trafford Community Primary School presently operate above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							
S8. Improve the health and,	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	

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

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site has been appraised in two stages. The original boundary of the site contained an area of public open space. Consequently, as the proposed use of the site would have resulted in the loss of an area of public open space, the initial appraisal concluded that the use of the site for housing would have a negative impact on the element of the objective that relates to protecting open space. The boundary of the site has however been revised to exclude this area of open space and the site boundary has been re-assessed on this basis. The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significant impact on these designated natural assets. The site is in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space and is of a scale where an on-site open space contribution would be required by the Planning Obligations SPD. The proposed use of the site therefore has the potential to have a major positive impact on the objective but there only a low level of certainty over this impact due to it presently being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and	0	0	0	Medium	N/A	N/A		

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce land contamination	The site has been appraised in two stages. The original boundary of the site contained an area of public open space and, as a result, the initial appraisal concluded that the proposed use of the site had the potential to have a negative impact on this objective by resulting in the loss of an area of greenfield land. The boundary of the site has however subsequently been revised to exclude the area of open space and the site has been re-appraised on this basis. The revised site boundary would result in development taking place on previously developed land but the site is not identified by the Contaminated Land Prioritisation Mapping as potential contaminated land. Both of the proposed uses are therefore unlikely to have a significant impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Parts of the site are within 250m of a watercourse. Nevertheless, the proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure contributions towards public transport enhancements. Application of maximum parking standards.
	The site is not within 200m of an AQMA and is within 250m of a bus stop. There are also a number of facilities and services within convenient walking distance of the site. The site is not however within particularly close proximity of a Quality Bus Corridor or a Metrolink station and the use of the site for housing, particularly of the scale envisaged by the SHLAA, would inevitably generate some traffic and result in some vehicular emissions. Consequently, it is considered that the proposed use has the potential to have a negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of any designated heritage assets within Trafford. There are however a number of designated heritage assets outside of the plan area which are in relatively close proximity to the site, including the Grade II* listed Church of St Mary's and the Grade II listed St Mary's House, Loreto College Chapel and former St Mary's School. The site is however separated from these designated heritage assets by existing built development, including the more modern buildings at Loreto College. As such, it is considered that the proposed use of the site is unlikely to affect the setting of these buildings and, as such, is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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.							

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing has the potential to result in the delivery of a significant number of dwellings that could have a positive impact on Trafford's town centres by increasing visitor spend in these centres. Nevertheless, the site is not within close proximity of any of Trafford's town centres. Consequently, and given the ease of access from the site to Manchester City Centre, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land off Bold Street, Old Trafford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land off Bold Street for housing has the potential to have a positive impact a number of sustainability objectives. In particular, the proposed use of the site would result in the provision of housing in an accessible location within the Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing poverty and social exclusion; and reducing crime and fear of crime. The proposed use also has the potential to have some positive impact on the objective relating to improving choice of travel mode.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective relating to reducing the impacts of climate change and some positive effect on the objective of reducing contributions to climate change. Given that the proposed use of the site is not an economic use, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The site has been appraised in two stages. The initial boundary of the site included an area of public open space. Consequently, any development on this site would have resulted in the loss of an area of public open space in a location that has been identified by Trafford's Greenspace Strategy as already being deficient in open space. The initial appraisal of the site therefore concluded that the use of the site for housing could have a major negative impact on the objective that relates to protecting open space; and a negative or uncertain impact on the objectives concerned with health; conserving land resources; and community welfare. The boundary of the site has subsequently been amended to exclude this area of public open space and the site has been re-appraised on this basis. This re-appraisal has concluded that the use of the site for housing would no longer have any significant impact on the objectives that relate to conserving land resources and community welfare. It has also concluded that the proposed use of the site could have some positive impact on the objective that relates to health by resulting in development taking place in a location that could encourage participation in sport and recreation. In addition, the re-appraisal indicates that the proposed use of the site could now have a major positive impact on the objective that relates to open space.</p> <p>The proposed use of the site for housing does however have the potential to have an uncertain impact on several objectives. The use of the site for housing could generate additional traffic and the proposed use could therefore have a negative impact on the objectives that relate to air quality and reducing the effects of traffic on the environment. The use of the site for housing would also have an uncertain impact on the objective relating to education and skills due to it being unclear whether it would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. In addition, the impact of the proposed use on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use would result in the provision of housing on a site that is within the urban area and which is also within a Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing therefore has the potential to make a long term contribution to Trafford's need for family and affordable housing, as identified by the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There a number of services and facilities within walking distance of the site, including a primary school and Stretford town centre. The site is less than 400m from Quality Bus Corridors on Edge Lane and Chester Road and is also within 800m of Stretford Metrolink station. As such, the use of the site for housing would have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Regeneration Area that is a focus for investment. Consequently, there is a good level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities within convenient walking distance of the site and the site is less than 400m from bus stops on Chester Road and Edge Lane Quality Bus Corridors within 800m of Stretford Metrolink station. The site is also within 50m of an off-road cycling route that runs alongside the Bridgewater Canal. The use of the site for housing therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.							

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	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 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 exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in an accessible location within the Longford Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at Victoria Park primary school.
	The site is within the catchment area of Victoria Park Primary School. This school is currently operating over capacity and the use of the site for housing could place additional pressure on this school. The proposed use therefore has the potential to have a negative impact on this objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	
	The site is within 1800m of a sports facility and is within close proximity of off-road cycle routes and recreation routes. The propose use could therefore support participation in sport and exercise although it is recognised that the physical proximity of the site to these facilities does not guarantee that the occupants of the development would choose to partake in sport or exercise. The site is however within 200m of Edge Lane, which is identified by Defra as a major source of noise pollution. It is also within 200m of the Metrolink line which is another source of noise. Due to the proximity of the site to these sources of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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	0	0	Low	N/A	N/A		
	The use of the site for housing would inevitably generate a degree of 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 significant number of facilities within convenient walking distance of the site, including Stretford town centre. In addition, the site is adjacent to cycleways and within 400m of two Quality Bus corridors and less than 800m from a Metrolink Station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	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 is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and its use for housing is unlikely to have a significant impact on these assets. The site is however immediately adjacent to a designated wildlife corridor and its use for housing could adversely affect this designated natural asset. The proposed use of the site for housing could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any 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	++	++	++	Medium	Local	Long term		
	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.							

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of vacant, previously developed land. However, it is not an NLUD site and is not identified as a potentially contaminated site by the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the treatment of contaminated land and, as such, is unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	The site is an area of vacant, previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of the canal. Accordingly, the proposed use has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The site is located within an AQMA and its development for housing does have the potential to generate traffic. Nevertheless, there are a number of facilities within convenient walking distance of the site and it is also less than 250m from a bus stop on a Quality Bus Corridor and within 800m of a Metrolink station. Consequently, and taking into account the size of the site and scale of development it would be likely to accommodate, the use of the site for housing is unlikely to increase road traffic flow or have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The nearest conservation area to the site is Longford Park. This designated heritage asset is however in excess of 500m from the site. There are a number of listed buildings within 300m of the site, these include the former Essoldo Cinema, the Bridgewater Canal Aqueduct, St Matthew's church and Chester Road Civic Theatre. The site is however separated from most of these assets by existing built development. The proposed use of the site is therefore unlikely to affect the setting of these assets and, as such, is unlikely to have a significant effect on the objective.							

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Low	Local	Long term	Job creation and reduced levels of deprivation	
	The site is within 300m of Stretford town centre and the proposed use of the site for housing has the potential to have a positive impact on the long term sustainability of this centre by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, and taking into account the relative ease of access from the site to Manchester City Centre, it is considered that there is only a low level of certainty that the proposed use of the site would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	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								

Former Royal Canal Works, South of Edge Lane, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the former Royal Canal Works site for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Longford Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.</p> <p>The use of the site for housing could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; and improving water quality. The proximity of the site to Stretford town centre means that the proposed use of the site for housing also has the potential to have a positive effect on the economic objective relating to encouraging the long term sustainability of Trafford's town centres by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, and taking into account the relative ease of access from the site to the Regional Centre, it is considered that there is only a relatively low level of certainty that the proposed use of the site would have a significant impact on the objective.</p> <p>The proposed use of the site for housing does however have the potential to have a negative impact on some social and environmental objectives. For instance, the site is less than 200m from a major source of noise pollution and its use for housing could therefore have some negative impact on health. The proximity of the site to a wildlife corridor means that any development would have the potential to have some adverse impact on a designated natural asset and, as such, the proposed use could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for Victoria Park Primary School which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Trafford College, Moss Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing therefore has the potential to make a long term contribution to Trafford's need for family and affordable housing, as identified by the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There a number of services and facilities within walking distance of the site, including a primary school and a local centre on Moss Road. The site is also less than 400m from a bus stop, within 800m of Trafford Park railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a bus stop and within 800m of Trafford Park railway station. The site is also located in close proximity to existing and proposed cycle routes that form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to significantly improve choice of travel mode and could have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Former Trafford College, Moss Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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 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 exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it is not within a Priority Regeneration Area or a Regeneration Area and its use for housing would be unlikely to have a significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at Victoria Park primary school.
	The proposed use of the site for housing would result in the loss of a site that has been used as a college. Nevertheless, it is understood that the college has poor accommodation, low space utilisation and is uneconomic run and that Trafford College has already made the decision to relocate the existing facilities to their campus on Talbot Road. Consequently, the loss of this college should not have a significant impact on the objective. The site is however within the catchment area of Victoria Park Primary School. This school is currently operating over capacity and the use of the site for housing could place additional pressure on this school. The proposed use therefore has the potential to have a negative 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.
	The site is situated within 200m of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	0	0	0	Low	N/A	N/A		

Former Trafford College, Moss Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
on the environment	The use of the site for housing would inevitably generate a degree of traffic. There is however a number of facilities within convenient walking distance of the site, including schools and a local centre on Moss Road. In addition, the site is less than 400m from a bus stop, within 800m of Trafford Park railway station and located in close proximity to existing and proposed cycle routes that form part of the Strategic Active Travel Network. In addition, it is recognised that the use of the site as a college would have already generated some traffic. Consequently, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and its use for housing is unlikely to have a significant impact on these assets. The site is however immediately adjacent to a designated wildlife corridor and its use for housing could adversely affect this designated natural asset. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	++	++	++	Medium	Local	Long term		
	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	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Former Trafford College, Moss Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of vacant, previously developed land. However, it is not an NLUD site and is not identified as a potentially contaminated site by the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the treatment of contaminated land and, as such, is unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is immediately adjacent to a canal. Nevertheless, the proposed use of the site would not result in the remediation of a site identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land and it is considered that the proposed use of the site is unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing would inevitably generate a degree of traffic. The site is not however within an AQMA. There is also a number of facilities within convenient walking distance of the site, including schools and a local centre on Moss Road. In addition, the site is less than 400m from a bus stop, within 800m of Trafford Park railway station and located in close proximity to existing and proposed cycle routes that form part of the Strategic Active Travel Network. In addition, it is recognised that the use of the site as a college would have already generated some traffic. Consequently, it is considered that the use of the site for housing is unlikely to significantly increase road traffic flow or have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape or townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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.							

Former Trafford College, Moss Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the Trafford College site on Moss Road for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use of the site also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.</p> <p>The use of the site for housing could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site would be unlikely to have a significant impact on any of the economic objectives.</p> <p>The proposed use of the site for housing does however have the potential to have a negative impact on some objectives. For instance, the site is less than 200m from a major source of noise pollution and its use for housing could therefore have some negative impact on health. The proximity of the site to a wildlife corridor means that any development would have the potential to have some adverse impact on a designated natural asset and, as such, the proposed use could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for Victoria Park Primary School which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	+	+	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	+	+	Low	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing on a site that falls within a Regeneration Area. Although there is presently limited information available on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new housing contributes towards meeting the housing needs of the Borough. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, due to the site being in an area that is classified by the Core Strategy as being a 'cold' market area, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs. The site has not previously been identified for residential development and, as such, the use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within 400m of a Quality Bus Corridor, less than 800m from Stretford Metrolink station and within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses could have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments in Old Trafford on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is adjacent to proposed cycle routes that will form part of the Strategic Active Travel Network. It is also within 400m of a Quality Bus Corridor, less than 800m from Stretford Metrolink station and within walking distance of a Gorse Hill local centre. Each of the proposed uses of the site therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	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 delivered on the site, the use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4. It could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is within a Regeneration Area and each of the proposed use could have a positive impact on the objective by contributing to the regeneration of this area. There is a greater level of certainty that the use of the site for employment or mixed use development would have a positive impact on this objective as both of these uses has the potential to create some employment opportunities that could help reduce poverty.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	++	++	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within the catchment for Gorse Hill Primary School. This school is in a Regeneration Area and presently has surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on this objective by helping to address this surplus capacity and support the long term future of the school by creating demand for places at the school. The use of the site for employment purposes has the potential to generate apprenticeships within a Priority Regeneration Area and could therefore also have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	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.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within 200m of a road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the proposed use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on air quality and contributions to climate change	Secure enhancements to public transport provision. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is located in close proximity to local facilities, a Quality Bus Corridor and is less than 800m from a Metrolink station. Nevertheless, taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses could generate a significant amount of 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. It is therefore considered that each of the proposed uses has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as the site is well served by public transport and 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	Housing	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.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	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 Bridgewater Canal wildlife corridor does however adjoin the site and the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of this site may offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses could have a positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing both high and medium risk contaminated land. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high/medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who	Secure improvements to the public transport network and ensure that the development is
	Employment	0	-	-	Low	Local	Long term		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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 use of the site for housing, employment or mixed use development would inevitably generate a degree of traffic. The site is located in close proximity to local facilities, a Quality Bus Corridor and is less than 800m from a Metrolink station. Nevertheless, taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that each of the proposed uses could generate a significant amount of traffic and the site is located within an AQMA. It is therefore considered that each of the proposed uses has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as the site is well served by public transport and it is recognised that the existing use of the site would already generate some traffic.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site for housing, employment or mixed use development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	More than local	Long term		
	Mixed Use	0	+	+	Medium		Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of previously identified employment land within Trafford Park core. It would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
in areas of disadvantage	The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a Regeneration Area and in a location that is within 3km of a Priority Regeneration Area and which is linked to this PRA by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity.	
	Mixed Use	0	+	+	Low	Local	Long term		
The site is not within a location which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. It is however within relatively close proximity to LCCC ground which is a major tourism destination. The use of the site for employment or mixed use development would have the potential to support this tourism destination and have a positive impact on the objective, particularly if the mixed use development included a use that is supportive of tourism. However, as it is presently uncertain whether the use of the site for employment or mixed use development would incorporate a use that is supportive of tourism, there is only a low level of certainty about the impact on this objective. The use of the site for housing would be unlikely to have a significant impact on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	?	?	Low	Local	Long term		Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres.
The site is located in close proximity to Gorse Hill local centre and, given the size of the site and scale of development it could accommodate, it is considered that the development of the site for housing could have some positive impact on the objective by increasing the number of people using this local centre. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. It is therefore considered that the use of the site for employment development is also unlikely to have a significant impact on the objective. The proposed use of the site for mixed use development could also result in the provision of town centre uses (including retail) in an out of centre location. There is presently limited information on the extent of any provision and it is therefore considered that the use of the site for mixed use development would have an uncertain impact on the objective.									
EC5. Improve the social and environmental performance of the	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		

Land at Talbot Road, Stretford									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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									
<p>The proposed use of the land at Talbot Road for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in development taking place in an accessible location within a Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing choice of travel mode. Each of the uses would also have a major positive impact on the objective relating to education and skills and some positive impact on the objectives of reducing crime and fear of crime and reducing poverty and social exclusion. However, as the site is less than 200m from a major source of noise pollution, each use could have a negative impact on the objective relating to health.</p> <p>Each of the proposed uses would also have a positive effect on several environmental objectives. Specifically, each use would have a major positive effect on the objectives of reducing the impacts of climate change and conserving land resources; and some positive effect on the objective relating to reducing contributions to climate change. However, notwithstanding the fact that the site is located in close proximity to public transport services, each of the proposed uses has the potential to generate additional traffic and the site is within the buffer of an AQMA. As such, each of the proposed uses could have a negative impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production. In addition, each use also has the potential to have a negative impact on biodiversity due to the proximity of the site to a designated wildlife corridor.</p> <p>By resulting in the provision of housing in a Regeneration Area, the proposed use of the site for housing or mixed use development incorporating a residential element would have a positive impact on the objective relating to achieving a better balance in the housing market.</p> <p>The use of the site for employment or mixed use development could support economic growth and create employment opportunities within a Regeneration Area. Consequently, both of these uses could have a positive impact on the objective of enhancing Trafford's economic performance and a major positive effect on the objective of reducing economic disparities. The use of the site for either employment or mixed use development could also have a positive impact on the objective of enhancing Trafford's image as a tourism destination. However, the use of the site for mixed use development would have an uncertain impact on the objective of encouraging the sustainability of Trafford's town centres, particularly if a significant retail element is included within the mix of uses. By contrast, the use of the site for housing development could have a positive impact on the objective that relates to the sustainability of Trafford's town centres by increasing the number of people using Gorse Hill local centre.</p>									

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

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

Land at 71-73 Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	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	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a range of facilities and services within walking distance of the site, including schools, and the site is located in close proximity to Sale town centre. It is also within 250m of a bus stop, less than 800m from Sale Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	The site is less than 250m from a bus stop and within 800m from a Metrolink station and within walking distance of a town centre. It is also in reasonably close proximity of existing cycle routes that form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would have a positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land at 71-73 Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is situated in a predominantly residential area although it does adjoin open space to the north. The use of the site for housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The site is within the catchment area of Templemoor and Moorlands Primary Schools. These schools are not within a Priority Regeneration Area or a Regeneration Area and neither presently have a surplus or deficit of places. Consequently, and taking into account the size of the site and the number of dwellings it is likely to accommodate, the use of the site for either housing is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise pollution. It is within 1800m of a sports facility and adjoins an area of open space. Consequently, the use of the site for housing 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 neighbourhood quality	++	++	++	Medium	Local	Long term	Enhanced image of the area.	
	The proposed use of the site for housing would result in the removal of neglected buildings that detract from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term		Secure enhancements to public transport provision.
	The use of the site for housing would inevitably generate a degree of traffic. In addition, there are a number of facilities within convenient walking distance of the site and the site is also within 250m of a bus stop and less than 800m from a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered to be uncertain whether the proposed use would have any significant impact on the objective.							

Land at 71-73 Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, Wildlife Corridor or area of semi-natural greenspace. The development of the site is therefore unlikely to have a significant impact on these assets. The site is within 300m of existing areas of greenspace and the use of the site for housing has the potential to make a contribution towards enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	++	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered 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 site could offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site for housing could therefore have a major positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of previously developed land but it is not known to be contaminated and is not included in the NLUD sites database or the Trafford Contaminated Land Prioritisation Mapping. The use for housing is therefore unlikely to result in the significant reclamation of contaminated land and, as a result, is unlikely to have a significant effect on the objective.							
E7. Protect and improve water	0	0	0	Medium	N/A	N/A		

Land at 71-73 Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The use of the site for housing would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. In addition, the site is in excess of 250m from the nearest watercourse. As such, the proposed use of the site would be unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure 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 a Metrolink station and a bus stop, it is also within close proximity of an AQMA and the development of the site for housing would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have some 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	0	0	Medium	N/A	N/A		
	The site is not within 300m of a conservation area. The nearest listed building to the site is the grade II listed Church of St Anne. This building is however separated from the site by existing built development and, as such, the proposed use of the site for residential, employment or mixed use development is unlikely to impact upon the setting of this designated heritage asset and is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and the site has not previously been identified for employment development. As such, the proposed use of the site is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							

Land at 71-73 Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The site is located in close proximity to Sale town centre and the development could generate additional spend in this centre. The proposed use of the site therefore has the potential to have a positive impact on the objective. However, given the relatively limited scale of development that could be accommodated on the site, there is only a low level of certainty that the proposed use would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the land at 71-73 Northenden Road for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive impact on the objectives relating to crime and fear of crime; health; and achieving a better balance in the housing market. In addition, the development of the site would result in the removal of a neglected site/building and could have a major positive impact on local neighbourhood quality.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a major positive impact on the objective of reducing the impacts of climate change and could have some positive effect on the objectives relating to biodiversity and reducing contributions to climate change. Due to the proximity of the site to Sale town Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.</p> <p>The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. Although the site is located in close proximity to local facilities and public transport facilities, the proposed use of the site for housing would inevitably generate some traffic. As such, the proposed use could have a negative impact on the objective that relates to air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

Land at Cross Street, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site would have the potential to make some 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	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of services and facilities within walking distance of the site, including Park Road Primary School, and Sale town centre is also within 800m of the site. The site is adjacent to the Cross Street (A56) Quality Bus Corridor, less than 800m from Sale and Dane Road Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site should have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from bus stops on Cross Street, which is a Quality Bus Corridor, and less than 800m from Sale and Dane Road Metrolink stations. The site is also within relatively close proximity of existing cycle routes that form part of the Strategic Active Travel Network. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.							

Land at Cross Street, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is located in close proximity to a range of uses, including residential and employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The proposed use of the site has the potential to generate some employment opportunities and could result in the provision of additional services and facilities in a location that is in close proximity to existing residential communities and well served by public transport. As such, it has the potential to have a positive impact on the objective by reducing poverty and social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	The site is located within the catchment area for Park Road Primary, which is not located in a Regeneration Area. Park Road Primary School has a deficit of places. As such, the proposed use of the site has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The site contains a number of vacant commercial units but the proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites List. As such, it is unlikely to have any significant effects on the objective.							

Land at Cross Street, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The proposed use of the site has the potential to generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The site is however adjacent to a Quality Bus Corridor, less than 800m from two Metrolink stations, in relatively close proximity to cycle routes that form part of the Strategic Active Travel Network and within convenient walking distance of a range of services and facilities, including Sale town centre. As such, the proposed use of the site has the potential to increase the use of public transport. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the proposed use of the site is unlikely to have any significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of 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 proposed use of the site is unlikely to have a significant impact on any designated natural assets. The proposed use 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	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of the site could offer significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have a major positive impact on the objective.							

Land at Cross Street, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The proposed use of the site 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	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The proposed use of the site could result in the remediation of an NLUD site and, as such, has the potential to have a major positive impact on the objective							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would result in the remediation of an NLUD site. The site is not however within 250m of a watercourse and, as such, the proposed use of the site would be unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The site is partly within an AQMA and the proposed use of the site has the potential to generate some additional traffic and associated vehicular emissions. The site is however adjacent to a Quality Bus Corridor, less than 800m from two Metrolink stations, in relatively close proximity to cycle routes that form part of the Strategic Active Travel Network and within convenient walking distance of a range of services and facilities, including Sale town centre. As such, the proposed use of the site has the potential to increase the use of public transport. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the proposed use of the site is unlikely to have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a conservation area. There are two listed buildings to the south of the site on Cross Street – the grade II listed farmhouse on the eastern side of Cross Street and the Volunteer Hotel. Both of these buildings are separated from the site by existing built development and their setting is already heavily influenced by more modern development. As such, the proposed use of the site would be unlikely to have a significant impact on the setting of these buildings and would therefore be unlikely to have a significant effect on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The site is not within one of the focus area identified by Core Strategy policy WC1.3 but the proposed use of the site could have some positive impact on the objective by resulting in the in the provision of retail facilities and creating employment opportunities.							
EC2. Reducing disparities by	++	++	++	Low	Local	Long term	Secondary impacts on quality of life.	

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

Land at Cross Street, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a location that is well served by public transport, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market. In addition, by potentially generating additional employment opportunities in an accessible location, the proposed use of the site could have a positive impact on the objectives of enhancing Trafford's economic performance and reducing poverty and deprivation; and a major positive impact on the objective of reducing economic disparities.</p> <p>The proposed use could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area NLUD site, the proposed use could have a major positive impact on the objective that relates to conserving land resources. The proposed use could also have some positive effect on the environmental objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, as the site is less than 200m from a major source of noise pollution, the proposed use could have a negative impact on the objective relating to health. The proposed use could also have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.</p> <p>The proposed use of the site could also have an uncertain impact on the objective of enhancing the sustainability of Trafford's town centres due to it resulting in retail development taking place in an out of centre location. Lastly, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing or mixed use development therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
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.	
	There are a number of service and facilities within walking distance of the site, including a primary school and Sale Moor district centre. The entire site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop. The site is not presently within 400m of a Quality Bus Corridor or within 800m of a Metrolink station. Nevertheless, a Metrolink station is due to open at Northern Moor by 2016 and this station will be within 800m of the site. 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 and cycling and could therefore 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	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the Urban Area and is in an existing residential area. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Sale Moor 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Worthington Primary School. This school is within a Regeneration Area but it currently has a deficit of places and the proposed use of the site for housing could place additional pressure on this school by generating the need for more school places. The site is however also located in close proximity to Lime Tree Primary School which currently has a surplus of places. As such, it is uncertain whether the proposed use of the site would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. The site is within 1800m of a sports facility and the proposed use therefore has the potential to have a positive impact on the objective by encouraging participation in sport and recreation. There is however only a low level of certainty about this impact as 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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.							

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate a degree of traffic. There are however a number of facilities within convenient walking distance of the site and the site is within 250m of a bus stop and less than 800m from a planned Metrolink station at Northern Moor. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development is unlikely to be significant and may not lead to an increase in congestion. Accordingly, the proposed use is unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	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. It is within 300m of a wildlife corridor but is separated from this wildlife corridor by areas of existing built development. The development of the site is therefore unlikely to have a significant impact on any designated natural assets. The site is within 300m of existing greenspace or wildlife habitat and any development at the site has the potential to make a contribution to the enhancement of this open space/wildlife habitat. The use of the site for housing could therefore have a positive impact on the objective but there only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	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.							

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and its location in a residential area, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long term	Improved perceptions of the area. Secondary impact on the significance of a conservation area.	
	The site comprises of a series of industrial buildings. It is identified by the Contaminated Land Prioritisation Mapping as a site that could potentially contain medium risk contaminated land. As such, the development of the site could result in the reclamation of a previously developed, contaminated land and therefore have a positive effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Whilst the proposed use would result in the reclamation of a site that is identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land, the site is in excess of 250m from the nearest watercourse and, as such, it is considered that the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Application of maximum car parking standards to encourage sustainable transport choices. The site is located within an AQMA and its development for housing does have the potential to generate some traffic. Nevertheless, the site is within convenient walking distance of Sale Moor District Centre and is also less than 250m from a bus stop and within 800m of a Metrolink station. Consequently, and taking into account the size of the site and scale of development it would be likely to accommodate, the use of the site for housing is unlikely to increase road traffic flow or have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land at Gratrix Lane, Northenden Road, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Gratrix Lane site for housing has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within Sale Moor Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; reducing crime; and reducing poverty and social exclusion. The proposed use could also have some positive impact on the objectives relating to achieving a better balance in the housing market and health.</p> <p>The proposed use of the site also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to biodiversity; reducing contributions to climate change; and conserving land resources. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The use of the site for housing would not have a negative impact on any of the sustainability objectives but it would have an uncertain impact on certain objectives. Specifically, the impact of the proposed use on the objective relating to education and skills is uncertain due to it being unclear whether the proposed development would help reduce surplus places at local primary schools or place additional pressure on schools that are already operating above capacity. Securing developer contributions towards the creation of additional capacity at local primary schools is likely to be a key mitigation measure. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

The Square Shopping Centre, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	More than local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in the provision of shops and other facilities to serve local residents in a location that is less than 250m from a bus stop, within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. 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.	++	++	++	Medium	More than local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in the enhanced provision of shops, leisure facilities and employment opportunities in a location that is in close proximity to existing residential communities. The site is also accessible by public transport and is adjacent to existing cycle routes that form part of the Strategic Active Travel Network. As such, the proposed use of the site could have a major positive impact on improving choice of travel mode.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

The Square Shopping Centre, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. Reduce poverty and social exclusion	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The proposed use of the site has the potential to generate some employment opportunities and could result in the provision of additional services and facilities in a location that is in close proximity to existing residential communities and well served by public transport. As such, it has the potential to have a positive impact on the objective by reducing poverty and social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		
	The proposed use of the site would result in the enhancement of an existing town and could have some positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on education and skills and, as such, is unlikely to have any significant effects on the objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as the uses proposed are unlikely to be considered to be noise sensitive uses.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	+	+	+	Medium	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	
	The proposed use of the site has the potential to generate some additional traffic. Nevertheless, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor, adjacent to a Metrolink station and in close proximity to cycle routes that form part of the Strategic Active Travel Network. As such, the site is well served by public transport. The proposed use could also help residents to meet their needs locally and thereby reduce the need to travel in order to access shops, services, facilities and employment opportunities. As such, the proposed use of the site has the potential to have a positive impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.

The Square Shopping Centre, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development. As such, the proposed use of the site is unlikely to have a significant impact on these designated natural assets. The proposed use 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	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within flood zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site for employment development offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use could have a major positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for 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	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	The 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 contaminated land. As such, the proposed use of the site could have a positive impact on the objective							
E7. Protect and improve water	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	

The Square Shopping Centre, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	+	+	+	Medium	Local	Long term	Secondary impacts on health.	
	The site is partly within an AQMA and the proposed use could generate some traffic in the area. Nevertheless, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor, adjacent to a Metrolink station and in close proximity to cycle routes that form part of the Strategic Active Travel Network. As such, the site is well served by public transport. The proposed use could also help residents to meet their needs locally and thereby reduce the need to travel in order to access shops, services, facilities and employment opportunities.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area.	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	There are a number of listed buildings within the vicinity of the site, including two within 50m of the boundary of the site – the grade II listed Church of St Paul and Lloyds Bank. The setting of a number of these assets is already influenced to a certain extent by modern development. Nevertheless, it is considered that the proposed use of the site would have an uncertain impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site could have some positive impact on the objective by resulting in then provision of an enhanced town centre and generating some employment opportunities.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The proposed use of the site has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is connected to this area by a high frequency public transport system. The proposed use could therefore have a major positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The site is in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged and it is considered that the proposed use of the site would could have some positive impact on the image of Trafford as a tourism destination.							

The Square Shopping Centre, Sale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	Medium	More than local	Long term	Secondary impacts on perceptions of the area and employment	
	The proposed use of the site is likely to deliver significant enhancements to an existing town centre and could help support the long term sustainability of this centre. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
EC5. Improve the social and environmental performance of the economy	+	+	+	Medium	Local	Long term		
	The proposed use of the site is likely to result in significant enhancements to a town centre that is well-served by public transport and which is located in close proximity to areas of deprivation. As such, the proposed use of the site could have some positive impact on the social and environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it could result in the enhanced provision of shops, services and facilities in a town centre. The proposed use of the site could therefore have a major positive impact on the objective of encouraging the sustainability of Trafford's town centres and could have some positive impact on the objectives of enhancing Trafford's economic performance. Through the creation of employment opportunities in an accessible location, the proposed use could also have a major positive effect on the objective of reducing economic disparities and some positive impact on the objective of reducing poverty and social exclusion. In addition, it would result in the enhanced provision of services and facilities in a location that is within convenient walking distance of local communities and which is well-served by public transport. As such, the proposed use could have a major positive impact on the objectives that relate to improving access to essential services and facilities and improving choice of travel mode; and some positive impact on the objectives that relate to protecting air quality and reducing the effects of traffic on the environment.</p> <p>Other objectives that the proposed use of the site could have a positive impact on include those that relate to crime; biodiversity; reducing contributions to climate change; reducing the impacts of climate change; improving the social and environmental performance of the economy; and enhancing the image of Trafford as a tourism destination. In addition, as the proposed use of the site could result in the remediation of an area of potentially medium risk contaminated land that is within relatively close proximity of a watercourse, it also has the potential to have some positive effect on the objectives relating to conserving land resources and protecting water quality.</p> <p>The proposed use of the site could however have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the proximity of the site to a number of designated heritage assets, the proposed use of the site would have an uncertain impact on the objective that relates to protecting townscape character. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	+	+	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	Commercial	0	0	0	High	N/A	N/A		
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for commercial development would not lead to the loss of a previously identified residential site. The use of the site for commercial development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Commercial	0	++	++	Medium	Local	Long term		
	The site is within 400m of a Quality Bus Corridor and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing or commercial development 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.	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Commercial	0	++	++	Medium	Local	Long term		
	There are a number of facilities and services within walking distance of the site, including a primary school. The site is also less than 400m from a Quality Bus Corridor and is also in relatively close proximity proposed cycle routes that will form part of the Active Travel Network. The proposed use of the site for housing or commercial development therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.								

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Commercial	0	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing or commercial development would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it is not within, and does not adjoin, a Priority Regeneration Area or a Regeneration Area and its use for housing or commercial development would be unlikely to have a significant impact on poverty or social exclusion.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing or commercial development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Commercial	0	+	+	Low	Local	Long term		
	The site is in within the catchment area of Broadheath Primary School. This school is within a Regeneration Area and presently has some spare capacity. The use of the site for housing could help address this surplus capacity and support the long term future of the school by creating demand for places at the school. The proposed use of the site for housing therefore has the potential to have a major positive impact on the objective. The use of the site for commercial development has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	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.
	Commercial	0	-	-	Low	Local	Long term		
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing or commercial development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for commercial development would have a negative impact on this objective due to the fact that this is not normally considered to be a noise sensitive use.								
S9. Protect and improve local neighbourhood	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
quality	The proposed use of the site for housing or commercial development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality	Secure improvements to the public transport network.
	Commercial	0	-	-	Low	Local	Long term		Application of maximum parking standards to encourage sustainable modes of travel.
	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 use of the site for housing or commercial development would however inevitably generate 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. As such, the use of the site for housing or commercial development has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as the site is located in close proximity to public transport services.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	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.
	Commercial	0	-	-	Low	Local	Long term		
	The site is immediately adjacent to a designated wildlife corridor. Due to the proximity of this wildlife corridor to the site, the use of the site for housing or commercial development has the potential to have a negative impact on this designated natural asset. Both of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	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
	Commercial	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing or commercial development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	--	--	Low	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Commercial	0	--	--	Low	Local	Long term		Production of a detailed FRA and the application of the Exception Test if any more vulnerable uses are proposed in the parts of the site that fall within Flood Zone 3.
<p>The site is largely within Flood Zone 2 but parts of the site are also within Flood Zone 3 associated with Timperley Brook. The site is also in an area that has been identified as a surface water management zone. Consequently, it is considered that the site is at a high risk of flooding and the proposed use of the site for housing or commercial development has the potential to increase flood risk elsewhere. As such, both of the proposed uses would have a major negative impact on the objective.</p> <p>The site does however benefit from flood defences and the residual risk of flooding could actually be relatively low once the presence of these defences has been taken into account. In addition, as noted above, only a portion of the site is within Flood Zone 3. Accordingly, it is considered that there is only a low level of certainty that either of the proposed uses would have a major negative impact on the objective.</p>									
E5. Reduce the environmental impacts of consumption and production	Housing	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.
	Commercial	0	?	?	Low	Local	Long term		
	The proposed use of the site for housing or commercial development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, both of the proposed uses would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	Commercial	0	++	++	Medium	Local	Long term		
	The proposed use of the site for housing or commercial development would result in the remediation of a NLUD site which is identified by the Trafford Contaminated Land Prioritisation Mapping as a potential area of high risk contaminated land. Consequently, both of the proposed uses could have a major positive impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Commercial	0	+	+	Low	Local	Long term		
	The use of the site for housing or commercial development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. 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	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Commercial	0	-	-	Low	Local	Long term	illnesses.	Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site is located within close proximity of a Quality Bus Corridor, it is also within close proximity of an AQMA and the development of the site for housing or commercial development would inevitably generate additional traffic. It is therefore considered that both of the proposed uses of the site have the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site. The grade II listed Church of St Alban's and Vicarage are situated to the south of the site. These designated heritage assets are less than 150m from the site but are separated from it by existing built development. In addition, the setting of these heritage assets is already influenced by more modern development. As such, it is considered that the proposed use of the site for housing or commercial development is unlikely to have a significant impact on the setting of these assets or on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Secondary economic impacts through the creation of jobs in the construction process.	
	Commercial	0	+	+	Medium	Local	Long term		
	The proposed 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. As such, it would be unlikely to have any significant effects on the objective. The proposed use of the site for commercial development would create some employment opportunities and support the local economy. As such, the proposed use of the site for commercial development could have a minor positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for commercial development has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for commercial development could therefore have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		
	The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposals to enhance the culture and tourism offer will be supported. The use of this site for housing or commercial development is therefore unlikely to have a significant effect on the objective.								
EC4. Encourage the long	Housing	0	0	0	Medium	N/A	N/A		

Former Bayer UK Site, Manchester Road, Timperley									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
term sustainability of Trafford's Town Centres	Commercial	0	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of the development management process and Core Strategy policy W2 to prevent any unacceptable impact on existing centres.
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for commercial development would result in the provision of a town centre use (i.e. retail) in an out of centre location. Nevertheless, the scale of any commercial development that would take place on the site is currently unknown and Core Strategy policy W2 seeks to prevent development that would have an unacceptable impact on a town centre. Consequently, the proposed use of the site for commercial development would have an uncertain impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Commercial	0	0	0	Medium	N/A	N/A		
	Neither of the proposed uses is likely to have a significant impact on the social or environmental performance of the economy.								
Sustainability Summary									
<p>The proposed use of the Bayer Site for housing or commercial development has the potential to have a positive impact a number of sustainability objectives. In particular, both of the proposed uses would result in development taking place in an accessible location within the urban area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. Both of the uses would also have a positive impact on the objective relating crime and fear of crime and education and skills. However, as the site is less than 200m from a major source of noise pollution, the use of the site for either housing or commercial development would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing or commercial development would also have a positive effect on several environmental objectives. In particular, both of the uses would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as high risk contaminated land and would therefore have a major positive impact on the objective relating to land resources and contaminated land and some positive impact on the objective of improving water quality. Both of the proposed uses could also have a positive effect on the objective of reducing contributions to climate change. However, notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing or commercial development would inevitably generate traffic and associated emissions. Consequently, both of the proposed uses have the potential to have a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. Each of the uses also has the potential to have a negative impact on the objective relating to biodiversity. In addition, parts of the site are also within Flood Zones 2 and 3 and both of the proposed uses could have a major negative impact on the objective of reducing the impacts of climate change. It is however recognised that the site is protected by flood defences and, as a result, the residual risk of flooding could actually be low. Therefore, there is only a low level of certainty about the impact on this objective.</p> <p>By resulting in the provision of housing in the urban area, the proposed use of the site for housing would have a positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for housing would have no significant impact on the economic objectives. By contrast, the use of the site for commercial development could have a positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities. The use of the site for commercial development would however result in town centre uses being directed to an out-of-centre location and, as such, would have an uncertain impact on the objective of encouraging the long term sustainability of Trafford's town centres.</p>									

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

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

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	Employment	0	0	0	High	N/A	N/A		
	Mixed Use	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the urban area. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The site has not previously been identified for residential development and, as such, the proposed use of the site for employment development would not lead to the loss of a previously identified residential site. The use of the site for employment development would therefore be unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is within 400m of a Quality Bus Corridor and part of the site is within 800m of Navigation Road railway/Metrolink station. The site is also within 20 minutes travel time of essential services by public transport. As such, each of the proposed uses could have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all	Housing	0	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
communities.	The site is adjacent to a Quality Bus Corridor and less than 800m from Navigation Road railway/Metrolink station. It is also in relatively close proximity to proposed cycle routes that will form part of the Active Travel Network. The use of the site for housing, employment or mixed use development therefore 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.								
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.									
S5. Reduce poverty and social exclusion	Housing	0	++	++	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The proposed use of the site for residential development would result in the provision of housing in a Regeneration Area and in a location that is within 400m of a Quality Bus Corridor. As such, the use of the site for housing has the potential to have a major positive impact on the objective of reducing poverty and social exclusion. The use of the site for employment or mixed use development would result in the provision of employment opportunities within an accessible location in a Regeneration Area which would have the potential to reduce poverty and social exclusion. The use of the site for employment or mixed use development would therefore also have a major positive impact on this objective.									
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.									
S7. Improve qualifications and skills of the resident population	Housing	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the use of the site for housing or mixed use development which incorporates a residential element has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided. The use of the site for employment development would have the potential to generate apprenticeships within a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.									

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect			Secondary, cumulative, synergistic	Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		
S8. Improve the health and, inequalities in health of the population	Housing	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.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, the use of the site for housing, employment or mixed use development has the potential to have a negative impact on the objective. There is however only a low level of certainty that the use of the site for employment development would have a negative impact on this objective given that this is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
	The use of the site for housing, employment or mixed use development would inevitably generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The site is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to increase the use of public transport and result in an increase in congestion. Consequently, and taking into account the size of the site and the limited scale of development it would be likely to accommodate, it is considered that each of the proposed uses of the site is unlikely to have a significant impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. The site is within 300m of a wildlife corridor and SBI but is separated from these features by existing built development/areas of open space and it is considered that the use of the site for housing, employment or mixed use development is unlikely to have an adverse impact on these designated assets. The site is within 300m of existing areas of greenspace and the use of the site for housing, employment or mixed use development 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 site. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate	Use of the development management process to ensure development complies with Core
	Employment	0	+	+	Low	Local	Long term		

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Mixed Use	0	+	+	Low	Local	Long term	change	Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located entirely within flood zone 1. The site is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. Each of the proposed uses therefore has the potential to have a positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Housing	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, each of the proposed uses of the site could have a positive impact on the objective								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Improved perceptions of the area.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air	Housing	0	?	?	Low	Local	Long term	Secondary impacts on health,	Secure improvements to the public transport

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect			Secondary, cumulative, synergistic	Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		
quality	Employment	0	?	?	Low	Local	Long term	particularly among those who suffer from respiratory illnesses.	network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Mixed Use	0	?	?	Low	Local	Long term		
	The site is partly within an AQMA. Although the use of the site for housing, employment or mixed use development has the potential to generate some additional traffic, the site is located within close proximity of a Metrolink station and a Quality Bus Corridor. In addition, given the size of the site, it is unlikely to accommodate a significant quantum of development. It is therefore considered to be uncertain whether any of the proposed uses would have a significant impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site. The grade II listed Church of St Alban's and Vicarage are situated to the north west of the site. These designated heritage assets are less than 100m from the site but are separated from it by existing built development. In addition, the setting of these heritage assets is already influenced by more modern development. As such, it is considered that the proposed use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the setting of these assets or on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A	Increased opportunities and quality of life.	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	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 has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.								
EC3. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A		

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
image as a tourism destination	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposals to enhance the culture and tourism offer will be supported. The use of this site for housing, employment or mixed use development is therefore unlikely to have a significant effect on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, and taking into account the size of the site and the scale of development that is likely to come forward on it, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									
Sustainability Summary									

Hartington House, Hartington Road, Altrincham									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Hartington House site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the proposed uses would result in development taking place in an accessible location within a Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Each of the uses would also have some positive impact on the objective relating to crime and fear of crime. However, as the site is less than 200m from a major source of noise pollution, each use would have a negative impact on the objective relating to health.</p> <p>The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have a positive effect on the objective relating to reducing contributions to climate change; biodiversity; and reducing the impacts of climate change. In addition, each use would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as medium risk contaminated land and could therefore have a positive impact on the objectives relating to contaminated land and water quality. However, notwithstanding the fact that the site is located in close proximity to public transport services, it is also within the buffer of an AQMA and the use of the site for housing, employment or mixed use development would have an uncertain impact on the objective relating to air quality. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p> <p>By resulting in the provision of housing in the urban area, the proposed use of the site for housing or mixed use development incorporating a residential element could have a positive impact on the objective relating to achieving a better balance in the housing market. The use of the site for employment development would have the potential to have a major positive impact on the objective relating to education and skills, whereas the use of the site for housing or mixed use development could have a negative impact on this objective by placing additional pressure on schools that are already operating above capacity.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development would however have a major positive effect on the objectives of reducing economic disparities and enhancing Trafford's economic performance.</p>									

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

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

Land at 289 Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
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 local centre on Hale Road, and the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	Secure contributions towards enhancing public transport services.
	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 could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							

Land at 289 Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	The site is situated in a predominantly residential area although it does adjoin open space to the west. The proposed use of the site would therefore result in the provision of housing in a residential area and would have the potential to be designed in accordance with Core Strategy policy L7.4. As a result, the proposed use of the site for housing or mixed use development could have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is not within particularly close proximity of a Priority Regeneration Area or a Regeneration Area. The development of the site for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The site is within the catchment area of Well Green Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area and does not presently have a surplus or deficit of places. Consequently, and taking into account the size of the site and the number of dwellings it is likely to accommodate, the use of the site for housing is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of Hale Road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	Secondary impacts on greenhouse gas emissions and air quality.	

Land at 289 Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The re-use of a vacant site for housing would inevitably generate a degree of traffic and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. There are however some local facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. In addition, the SHLAA estimates that the site is only likely to accommodate approximately 22 dwellings. Consequently, given the scale of development that is likely to come forward on the site, it is considered to be uncertain whether the proposed use of the site for housing would have any significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is within 300m of a wildlife corridor. The site is however separated from this feature by existing built development. As such, the proposed use of the site is unlikely to have a significant impact on this designated natural asset. The use of the site for housing does however have the potential to have a positive impact on the objective by contributing towards the enhancement of existing open space or wildlife habitat within 300m of the development. 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
	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		
	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 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.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	

Land at 289 Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce land contamination	The site comprises of an area of previously developed land that is identified as potentially low risk contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site therefore has the potential to result in the reclamation of some contaminated land and could therefore have a positive effect on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site for housing would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially low 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	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Nevertheless, the site is not within 200m of an AQMA and it is less than 250m from a bus stop. There is also a range of services and facilities within walking distance of the site. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that the proposed use is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There is a Conservation Area and a number of listed buildings within 300m of the site. Nevertheless, the site is largely screened from these designated heritage assets by existing built development. It is therefore considered that the proposed use of the site for housing, employment or mixed use development would not have an impact on the setting of these assets and would therefore be unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A		

Land at 289 Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sustainability of Trafford's Town Centres	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
<p>The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective.</p>								
Sustainability Summary								
<p>The proposed use of the land at 289 Hale Road for housing has the potential to have a positive impact on several sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive impact on the objectives relating to choice of travel mode; achieving a better balance in the housing market; and crime.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to biodiversity; and reducing contributions to climate change. The proposed use of the site would also result in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as comprising of potentially low risk contaminated land. As such, the proposed use could also have some positive effect on the objectives that relate to conserving land resources and protecting water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The proposed use of the site could however have an uncertain or negative impact on some sustainability objectives. Specifically, by resulting in the provision of housing in a location that is within 200m of a road that has been identified as a major source of noise pollution by Defra, the proposed use could have some negative impact on the objective that relates to health. In addition, as the proposed use of the site would inevitably generate additional traffic, it would have an uncertain impact on the objective relating to reducing the effects of traffic on the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

Site Address	Land at Deansgate Lane, Timperley		
Site Reference	CFS12-1161-114 & CFS07-1161-114; SHLAA 1626; Employment Site 12127		
Proposed Use	Housing	Site Area	0.86 ha

Land at Deansgate Lane, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, given the size of the site and numbers of units it would be likely to be accommodated, any impact on this objective is likely to only be local in scale.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 800m of Timperley and Navigation Road Metrolink stations. The site is also within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities 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 proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would have a positive impact on the objective.							

Land at Deansgate Lane, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the proposed use of the site for housing has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is located less than 200m from the Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for 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	0	0	0	Low	N/A	N/A		

Land at Deansgate Lane, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
on the environment	The use of the site for housing would inevitably generate a degree of traffic. The existing employment use of the site would however already generate some traffic. In addition, there are a number of facilities within convenient walking distance of the site and the site is also within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car, although it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to the Bridgewater Canal and is within 300m of a designated wildlife corridor. Given this proximity of the site to these designated natural assets, the use of the site for housing could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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		
	The site is located entirely within flood zone 1. The site is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site for housing could therefore have some positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at Deansgate Lane, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Given the size of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	The site comprises of an area of previously developed land that is identified as potentially high risk contaminated land by the Trafford Contaminated Land Prioritisation Mapping. The proposed use of the site therefore has the potential to result in the reclamation of some high risk contaminated land and could therefore have a major positive effect on the objective.							
E7. Protect and improve water quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the use of the site for housing has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 800m from two Metrolink stations. In addition, it is recognised that the existing use of the site for employment purposes will already generate vehicular movements in the area. Consequently, it is considered that use of the site for housing is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape or townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use. The site was allocated for employment development in the UDP and, as such, its use for housing would result in the loss of a site that had previously been identified as employment land. The site is not however within Trafford Park and the Trafford Employment Land Study (2009) recommended that this site should be discounted from the employment land supply. As such, the proposed use of the site is unlikely to have any significant effects on the objective.							

Land at Deansgate Lane, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the land and buildings on Deansgate Lane for housing has the potential to have a positive impact on a wide range of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive impact on the objectives relating to crime and fear of crime; and achieving a better balance in the housing market.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have some positive effect on the objectives of reducing the impacts of climate change; and reducing contributions to climate change. The proposed use of the site could also result in the remediation of potentially high risk contaminated land and therefore has the potential to have a major positive effect on the objective that relates to land resources and some positive impact on the objective that relates to water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The use of the site for housing does however have the potential to have a negative or uncertain impact on some objectives. The site is less than 200m from a major source of noise pollution and the proposed use of the site could therefore have a negative impact on health. The site is also adjacent to a wildlife corridor and the development of the site could have a minor negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. In addition, the proposed use of the site could have some negative impact on the objective concerned with education and skills by putting additional pressure on a school that already has a deficit of places. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use of the site would result in the provision of housing within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are a number of service and facilities within walking distance of the site, including a primary school and a neighbourhood centre on Seamon's Road, and the site is also less than 250m from a bus stop and within 30 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 travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also located in close proximity to existing and proposed cycle routes on the Strategic Active Travel Network. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor and is in excess of 800m from the nearest train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	The site is located in relatively close proximity to existing residential areas but it does border areas of 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 proposed use of the site for housing would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within of the urban area but it is not within or immediately adjacent to a Priority Regeneration Area or a Regeneration Area and its use for housing would be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The site is within the catchment area of Oldfield Brow Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area and it presently has neither a surplus nor a deficit of places. Consequently, and taking into account the size of the site and the number of dwellings it is likely to accommodate, the proposed use of the site is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Provision of replacement open space or secure contributions towards improving the quality of existing open space.
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. The proposed use would however result in the loss of part of a playing field and could therefore have some negative impact on participation in sport and recreation. As a consequence, the proposed use of the site could have some negative impact on this objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	The use of the site for housing would inevitably generate some additional traffic. The site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station. There are however a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the proposed use would have any significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Provision of replacement open space or secure contributions towards improving the quality of existing open space.
	The site is immediately adjacent to the Bridgewater Canal SBI and is also within 300m of a designated wildlife corridor. Given this proximity of the SBI, the use of the site for housing could have a negative impact on a designated natural asset and, by extension, on the objective of protecting biodiversity. In addition, part of the site comprises of a playing field and the use of the site for housing would therefore result in the loss of open space. The proposed use of the site for housing 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
	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		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of the site could offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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 and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	?	?	Low	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release further greenfield sites.
	The site is identified by the Council's Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. As such, the proposed use of the site could result in the reclamation of medium risk contaminated land. A significant proportion of the site is however greenfield land. The proposed use of the site for housing would therefore have an uncertain impact on the objective as it is unclear whether the remediation 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	
	The proposed use of the site could not result in the remediation of a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions and the site is not within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. Nevertheless, the site is not within 200m of an AQMA and it is less than 250m from a bus stop. There is also a range of services and facilities within walking distance of the site. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that the proposed use is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
diversity and distinctiveness of landscape and townscape character and cultural facilities	There are no conservation areas or listed buildings within 300m of the site. The proposed use of the site is therefore unlikely to affect the setting of these assets and, as such, is unlikely to have a significant effect on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land at Stokoe Avenue, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land off Stokoe Avenue for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and could have a positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; achieving a better balance in the housing market; and reducing crime and fear of crime.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, it could have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change. The proposed use of the site for housing could also result in the remediation of a site that has been identified as potentially containing medium risk contaminated and could therefore also have a positive effect on the objective relating to improving water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The proposed use of the site for housing could however have a negative or uncertain impact on several objectives. The site is adjacent to a SBI and the development of the site for housing could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. By resulting in the loss of a section of playing field, the proposed use could also have some negative impact on the objective of improving health.</p> <p>As the proposed use of the site would inevitably generate additional traffic, it would have an uncertain impact on the objective relating to reducing the effects of traffic on the environment. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. In addition, the proposed use of the site would also have an uncertain impact on the objective of conserving land resources due to it being uncertain whether its potential to result in the remediation of contaminated land would outweigh the loss of a largely greenfield site.</p>								

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

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

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site would have the potential to make some contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 400m of a Quality Bus Corridor and less than 800m from Navigation Road railway/Metrolink station. The site is also within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site should have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in the provision of shops to serve local residents. There are a number of facilities and services within walking distance of the site, including a primary school. The site is also adjacent to a Quality Bus Corridor, less than 800m from Navigation Road railway/Metrolink station and in relatively close proximity to proposed cycle routes that will form part of the Active Travel Network. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in close proximity to a range of uses, including residential and employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing and commercial development in Broadheath Regeneration Area and in a location. The proposed development could contribute to the regeneration of the wider area and it could also help reduce poverty and social exclusion by creating employment opportunities. The proposed use of the site therefore has the potential to have a major positive impact on this objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the proposed use of the site has the potential to have a negative impact on this objective by placing additional pressure on these schools and generating the need for extra capacity to be provided.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The site contains a number of vacant commercial units but the proposed use of the site would not result in the improvement of any neglected land/sites 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 greenhouse gas emissions and air quality.	Application of maximum parking standards to encourage the use of sustainable modes of travel.

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site has the potential to generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The site is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the proposed use of the site has the potential to increase the use of public transport. In addition, through the provision of some retail development the proposed use could help local residents to meet their needs locally and thereby reduce the need to travel. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the proposed use of the site would have any significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to the Bridgewater Canal which is a designated wildlife corridor. Given this proximity of the wildlife corridor, the proposed use of the site could have a negative impact on this designated natural asset and on the objective of protecting biodiversity. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have some positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed 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		
	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could have a positive impact on the objective							
E7. Protect and improve water quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA. Although the proposed use of the site has the potential to generate some additional traffic, the site is located within close proximity of a Metrolink station and a Quality Bus Corridor. In addition, given the size of the site, it is unlikely to accommodate a significant quantum of development. It is therefore considered to be uncertain whether any of the proposed uses would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site. There are three listed buildings within 200m of the site, all of which are grade II listed. The site is however separated from these designated heritage assets by the A56 and the setting of each of these assets is already influenced by more modern development. As such, the proposed use of the site would be unlikely to impact significantly on the setting of these assets and would not have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	+	+	Medium	Local	Long term	Potential secondary economic impacts through the creation of jobs in the construction process.	

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	The proposed use of the site could have some positive impact on the objective by resulting in the in the provision of retail facilities and creating some employment opportunities.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	
	The retail element of the proposed use could result in the provision of some employment and training opportunities in a Priority Regeneration Area. As such, the proposed use of the site has the potential to have a major positive impact on the objective. There is however presently limited information available on the scale and nature of the proposed retail provision and, as such, there is only a low level of certainty about the impact on this objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged and it is considered that the proposed use of the site would be unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	Application of national planning guidance to establish the impacts of convenience retail provision in this location.
	The site is in an out of centre location and the proposed use of the site would therefore result in some retail development taking place in an out of centre location. However the proposed development would not result in more retail use than is presently provided on the site. There is presently limited information available on the scale and nature of the proposed retail provision that would take place. The site is however partly in existing retail use and the proposed use may not result in more retail floorspace being provided that what is already present on the site. In addition, Core Strategy policy W2 seeks to prevent out of centre retail development that would have a detrimental impact on the vitality and viability of Trafford's town centres. As such, it is considered to be uncertain whether the proposed use of the site would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	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								

Land at Viaduct Road, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Viaduct Road for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a location that is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site could also have some positive effect on Trafford's economic performance and, by resulting in the creation of employment opportunities within Broadheath Regeneration Area, could have a major positive impact on the objectives of reducing poverty and social exclusion and reducing economic disparities. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area of contaminated land, the proposed use of the site could have some positive impact on the objectives that relate to conserving land resources and protecting water quality. The proposed use could also have some positive effect on the objectives of reducing contributions to climate change and reducing the impacts of climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, as the site is less than 200m from a major source of noise pollution, the proposed use could have a negative impact on the objective relating to health. The use of the site for mixed use development could also have a negative impact on the objective that relates to biodiversity due to the proximity of the site to a designated wildlife corridor. The proposed use could also have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.</p> <p>Notwithstanding the fact that the site is located in close proximity to public transport services, the proposed use of the site could generate some additional traffic and the site is located within an AQMA and close to roads which have been shown to already be experiencing some congestion. Accordingly, the proposed use would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also have an uncertain impact on the objective of enhancing the sustainability of Trafford's town centres due to it resulting in retail development taking place in an out of centre location. Lastly, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	+	+	+	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	--	--	--	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	<p>The proposed use of the site for housing or mixed use development incorporating a residential element would result in the provision of housing in the urban area. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). However, given the size of the site and numbers of units it would be likely to be accommodated, any impact on this objective is likely to only be local in scale.</p> <p>The site forms part of a larger site that was allocated in the UDP for residential development. As such, its development for employment uses would have a significant negative impact on the objective by resulting in the loss of a previously identified residential site which could have met the specific needs set out in Core Strategy policy L2.</p>								
S2. Improve accessibility for all to essential services and facilities	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		
	Mixed Use	++	++	++	Medium	Local	Long term		
	<p>There are a number of service and facilities within walking distance of the site, including a primary school, and the site is also less than 400m from a Quality Bus Corridor and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development would have a positive impact on the objective.</p>								
S3. Enhance transport infrastructure, improve	Housing	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on the	
	Employment	+	+	+	Medium	Local	Long term		

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect			Secondary, cumulative, synergistic	Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		
choice of travel mode and quality of life to all communities.	Mixed Use	+	+	+	Medium	Local	Long term	maintenance and improvement of public transport services.	
	There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a Quality Bus Corridor. The site is also in close proximity to proposed cycle routes that will form part of the Strategic Active Travel Network. The use of the site for housing, employment or mixed use development therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	+	+	+	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
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing, employment or mixed use development would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is in close proximity of Broadheath Regeneration Area and each of the proposed use could have a positive impact on the objective by contributing to the regeneration of this area. There is a greater level of certainty that the use of the site for employment or mixed use development would have a positive impact on this objective as both of these uses has the potential to create some employment opportunities that could help reduce poverty.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located within the catchment area for Navigation Primary School. This school presently has a deficit of places. As such, the proposed use of the site for housing or mixed use development which incorporates a residential element has the potential to have a negative impact on this objective by placing additional pressure on these schools and generating the need for extra capacity to be provided. The use of the site for employment would have the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 300m of an area of open space and less than 1800m from a sports facility. Consequently, the proposed use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	Employment	-	-	-	Low	Local	Long term		
	Mixed Use	-	-	-	Low	Local	Long term		
	There are a number of facilities within convenient walking distance of the site, including a school and a neighbourhood centre. The site is also less than 400m from a Quality Bus Corridor and is located in close proximity to existing employment areas. As such, the proposed use of the site has the potential to promote the use of public transport as an alternative to travelling by private car. Nevertheless, the site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate some additional traffic. The site is also located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses have the potential to have some negative impact on the objective.								
E2. Protect, enhance and	Housing	-	-	-	Low	Local	Long term	Secondary impacts on image	Undertake appropriate surveys to establish the

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
restore open space, biodiversity, flora and fauna, geological and geomorphological features	Employment	-	-	-	Low	Local	Long term	of the local area	potential impact of development at this site on the ecological value of these features.
	Mixed Use	-	-	-	Low	Local	Long term		
	The site is immediately adjacent to the Bridgewater Canal which is a designated wildlife corridor. Given this proximity of the wildlife corridor, the use of the site for housing, employment or mixed use development could have a negative impact on this designated natural asset. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Housing	+	+	+	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
	Employment	+	+	+	Low	Local	Long term		
	Mixed Use	+	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	+	+	+	Medium	Local	Long term		
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. The site is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing, employment or mixed use development could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. Each of the proposed uses therefore has the potential to have a positive impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	?	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, each of the proposed uses of the site could have a positive impact on the objective									

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect			Secondary, cumulative, synergistic	Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		
E7. Protect and improve water quality	Housing	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Employment	+	+	+	Medium	Local	Long term		
	Mixed Use	+	+	+	Medium	Local	Long term		
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a positive impact on the objective.								
E8. Protect and improve air quality	Housing	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area. Application of maximum parking standards.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The site is not within 200m of an AQMA and is within 400m of a Quality Bus Corridor. There is also a range of services and facilities within walking distance of the site and the site is well-related to proposed cycle routes that will form part of the Strategic Route Network. Nevertheless, the site is presently vacant and its re-use for housing, employment or mixed use development would inevitably generate some additional traffic. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that each of the proposed uses would have an uncertain impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	?	?	?	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.
	Employment	?	?	?	Low	Local	Long term		
	Mixed Use	?	?	?	Low	Local	Long term		
	The site is adjacent to the Linotype Conservation Area and contains the grade II listed Linotype and Machinery Works office building. The development of the site for housing, employment or mixed use development has the potential to impact on the setting of these designated heritage assets and the impact of each of the proposed uses on this objective is therefore uncertain.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	+	+	+	Medium	More than local	Long term		
	Mixed Use	+	+	+	Medium	More than local	Long term		

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	++	++	++	Medium	Local	Long term		
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 has the potential to result in the provision of employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is connected to this area by a high frequency public transport system. The use of the site for employment or mixed use development could therefore have a positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposals to enhance the culture and tourism offer will be supported. The use of this site for housing, employment or mixed use development is therefore unlikely to have a significant effect on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, it is considered that the use of the site for housing or mixed use development incorporating a residential element is unlikely to have a significant effect on the objective. The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, the use of the site for employment purposes is also unlikely to have a significant impact on the objective.									
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.									

Land at Woodfield Road, Altrincham (Former Linotype Works/ L&M, Norman Road)

SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	

Sustainability Summary

The use of the site for housing, employment or mixed use development has the potential to have a positive impact a number of sustainability objectives. In particular, each of the proposed uses would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive effect on the objectives of enhancing transport infrastructure and choice of travel mode; crime and fear of crime; and poverty and social exclusion.

The use of the site for housing, employment or mixed use development would also have a positive effect on several environmental objectives. Specifically, each use would have some positive impact on the objective relating to reducing the effects of traffic on the environment; reducing the impacts of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production. In addition, each use would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as medium risk contaminated land and would therefore have a positive impact on the objective relating to land resources and contaminated land and could potentially also have a positive impact on the objective of improving water quality. However, due to the proximity of the site to a wildlife corridor, each of the proposed uses would have the potential to have a negative impact on the objective relating to biodiversity. Each of the proposed uses also has the potential to have a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective relating to air quality.

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

The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development would however have a major positive effect on the objective of reducing economic disparities and some positive effect on the objective of enhancing Trafford's economic performance.

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

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

Stamford Brook, Sinderland Brook								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	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	++	++	++	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 the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site, including a primary school, and the site is less than 250m from a bus stop. The site is also within close proximity of on-road cycle routes and existing cycle routes on the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or within 800m of a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Stamford Brook, Sinderland Brook								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the urban area. It is in close proximity to residential areas but does border other uses, including open space to the west. Any housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in location that is adjacent to a 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broadheath Primary School. This school is within a Regeneration Area and has a surplus of places. The proposed use of the site for housing could therefore support the long term use of this school by generating demand for additional places. The proposed use of the site for housing therefore has the potential to have a major positive impact on the objective							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. The site is within 300m of areas of open space and the proposed 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	The use of the site for housing will inevitably generate a degree of traffic. There are some facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. Nevertheless, the site is not within 400m of a Quality Bus Corridor or within 800m of a train or Metrolink station and the use of the site for housing will inevitably generate some additional traffic. As such, the proposed use of the site has the potential to have some negative impact on the objective.							

Stamford Brook, Sinderland Brook								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to the Malljurs Covert SBI and a designated wildlife corridor associated with the disused railway line to the north of the site. Given this proximity of the SBI and the wildlife corridor, the use of the site for housing could have a negative impact on these natural assets. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	++	++	++	Medium	Local	Long term		
	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 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	?	?	?	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	-	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.

Stamford Brook, Sinderland Brook								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not included in the NLUD sites database or listed as an area of risk on the Trafford Contaminated Land Prioritisation Mapping. The site comprises partially of previously developed land but a portion of the site is greenfield. The use of the site for housing would therefore result in the loss of some greenfield land and, as a result, would have a negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use of the site is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure 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 will 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 negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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		

Stamford Brook, Sinderland Brook								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/a		
	The proposed use of the site is not a commercial or business use. As such, it is unlikely to have any significant effects on the objective.							
Sustainability Summary								
<p>The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities and some positive impact on those relating to choice of travel mode; achieving a better balance in the housing market; reducing poverty and social exclusion; health; and crime. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site for housing could however have a negative or uncertain impact on a number of objectives. It would result in the loss of an area of greenfield land and would therefore have a negative effect on the objective concerned with conserving land resources. In addition, the site is adjacent to a SBI and a wildlife corridor and the development of the site could have a negative impact on these designated natural assets and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact. The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	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	++	++	++	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 the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site, including a primary school, and the site is less than 250m from a bus stop. The site is also within close proximity of on-road cycle routes and existing cycle routes on the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or within 800m of a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the urban area. It is in close proximity to residential areas but does border other uses, including open space to the west. Any housing would have the potential to be designed in accordance with Core Strategy policy L7.4 and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing in location that is adjacent to a 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broadheath Primary School. This school is within a Regeneration Area and has a surplus of places. The proposed use of the site for housing could therefore support the long term use of this school by generating demand for additional places. The proposed use of the site for housing therefore has the potential to have a major positive impact on the objective							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. The site is within 300m of areas of open space and the proposed 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	The use of the site for housing will inevitably generate a degree of traffic. There are some facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. Nevertheless, the site is not within 400m of a Quality Bus Corridor or within 800m of a train or Metrolink station and the use of the site for housing will inevitably generate some additional traffic. As such, the proposed use of the site has the potential to have some negative impact on the objective.							

Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to the Malljurs Covert SBI and a designated wildlife corridor associated with the disused railway line to the north of the site. Given this proximity of the SBI and the wildlife corridor, the use of the site for housing could have a negative impact on these natural assets. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	++	++	++	Medium	Local	Long term		
	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 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	?	?	?	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	-	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.

Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not included in the NLUD sites database or listed as an area of risk on the Trafford Contaminated Land Prioritisation Mapping. The site comprises of greenfield land and its use of the site for housing would therefore result in the loss of some greenfield land and would have a negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use of the site is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure 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 will 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 negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no conservation areas or listed buildings within 300m of the site. The proposed use of the site is therefore unlikely to affect the setting of these assets and, as such, is unlikely to have a significant effect on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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		

Stamford Brook - Phase 2/3, Sinderland Brook, Altrincham								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective.							
Sustainability Summary								
<p>The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities and some positive impact on those relating to choice of travel mode; achieving a better balance in the housing market; reducing poverty and social exclusion; health; and crime. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school located in a regeneration area which presently has a surplus of places.</p> <p>The use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site for housing could however have a negative or uncertain impact on a number of objectives. It would result in the loss of an area of greenfield land and would therefore have a negative effect on the objective concerned with conserving land resources. In addition, the site is adjacent to a SBI and a wildlife corridor and the development of the site could have a negative impact on these designated natural assets and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact. The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a some negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

The Square, Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site would have the potential to make some contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in the provision of shops and other facilities to serve local residents in a location that is less than 250m from a bus stop. As such, the proposed use of the site should have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in the provision of shops and other facilities to serve local residents. The proposed use of the site could therefore ensure that there is an adequate provision of local shops and services within convenient walking distance of local communities. As such, it has the potential to have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

The Square, Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Low	N/A	N/A		
	The proposed use of the site has the potential to generate some employment opportunities and could improve access to services and facilities. As such, it has the potential to have a positive impact on the objective by reducing poverty and social exclusion. Nevertheless, the site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area and the proposed use of the site is unlikely to have a significant impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		
	The proposed use of the site would result in the replacement of the existing local centre with more modern facilities and could have some positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on education and skills and, as such, is unlikely to have any significant effects on the objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of Hale Road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	+	+	+	Medium	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	
	The proposed use of the site has the potential to generate some additional traffic. Nevertheless, the site is within 250m of a bus stop and the proposed use could help local residents to meet their needs locally and thereby reduce the need to travel in order to access shops, services and facilities. As such, the proposed use of the site has the potential to have a positive impact on the objective.							

The Square, Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is within 300m of a SBI, wildlife corridor and an area of semi-natural greenspace. The site is however separated from each of these by existing built development. As such, the proposed use of the site is unlikely to have a significant impact on these designated natural assets. The proposed use 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	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within flood zone 1 and is largely at a low risk of surface water flooding. The site is however adjacent to areas that are susceptible to surface water flooding and the redevelopment of this site for employment development offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use could have a major positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is 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	0	0	Medium	N/A	N/A		
	The site is not an NLUD site nor is it identified as contaminated land by the Trafford Contaminated Land Prioritisation mapping. The use of the site for employment development is therefore unlikely to result in the treatment of contaminated land and is therefore unlikely to have a significant effect on the objective.							

The Square, Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. Nevertheless, it is not an NLUD site nor is it identified as contaminated land by the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use would be unlikely to result in the remediation of any contaminated land and would be unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	+	+	+	Medium	Local	Long term	Secondary impacts on health.	
	The site is not within an AQMA and the proposed use could help local residents to meet their needs locally and thereby reduce the need to travel in order to access shops, services and facilities. As such, the proposed use of the site has the potential to have a positive impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area.	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	There is a conservation area and a number of listed buildings within the vicinity of the site. The setting of a number of these assets is, to a certain extent, already influenced to a certain extent by modern development. Nevertheless, it is considered that the proposed use of the site would have an uncertain impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site could have some positive impact on the objective by resulting in the provision of an enhanced local centre and generating some employment opportunities.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The proposed use of the site could result in the provision of some employment and training opportunities in a location that is within 3km of a Regeneration Area and which is linked to this area by a high frequency public transport system.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged and it is considered that the proposed use of the site would be unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The proposed use of the site is likely to deliver significant enhancements to an existing local centre and could help support the long term sustainability of this centre. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							

The Square, Hale Road, Hale Barns								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	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.								
Sustainability Summary								
<p>The proposed use site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the proposed use could result in the enhanced provision of shops, services and facilities in a local centre. The proposed use of the site could therefore have a major positive impact on the objective of encouraging the sustainability of Trafford's town centres and could have some positive impact on the objectives of enhancing Trafford's economic performance and reducing economic disparities. By having the potential to result in the enhanced provision of services and facilities within convenient walking distance of local communities, the proposed use could improve access to services and reduce the need to travel. As such, it could have a major positive impact on the objectives that relate to improving access to essential services and facilities and improving choice of travel mode; and some positive impact on the objectives that relate to protecting air quality and reducing the effects of traffic on the environment.</p> <p>Other objectives that the proposed use of the site could have a positive impact on include those that relate to crime; biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. In addition, as the proposed use of the site would incorporate a residential element, it also has the potential to have some positive effect on the objective of achieving a better balance and mix in the housing market.</p> <p>The proposed use of the site could however have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the proximity of the site to a number of designated heritage assets, the proposed use of the site would have an uncertain impact on the objective that relates to protecting townscape character. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services.	
	There are a number of local facilities within walking distance of the site including a primary and secondary school and a leisure centre. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	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
	The site is situated in a predominantly residential area although it does adjoin other uses to the west. 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 exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term		
	The site is in the catchment area of Forest Gate Primary School. This school is within a Priority Regeneration Area and currently has some surplus of places. The use of the site for housing could therefore make a contribution to the long term future of a school in a Priority Regeneration Area by generating demand for places at this school. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within 200m of Warburton Lane 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 use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for 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	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	There are a number of facilities within convenient walking distance of the site, including a school, and the site is less than 250m from a bus stop. The site is not however within 400m of a Quality Bus Corridor or 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic in the area. Consequently, it is considered that the proposed use has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as the site is located in close proximity to local facilities and public transport services.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	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 site is within 300m of a wildlife corridor. The site is however separated from this feature by existing built development and, as such, the use of the site for housing would be unlikely to have a significant impact on this designated natural asset. The proposed use of the site has the potential to provide new, or enhance existing, open space or wildlife habitat within 300m of the development and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use would therefore have a positive effect on the objective.							

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of previously developed land but it is not an NLUD site nor is it listed as an area of potential risk on the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the significant reclamation of contaminated land. As such, it is unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also not within 200m of an AQMA. The site is not however within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic and associated vehicular emissions. Consequently, the proposed use would have an uncertain impact on the objective. There is however only a low level of certainty over this impact.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The site is approximately within relatively close proximity of Partington Local Centre and the development could generate additional spend in this centre and have a positive impact on the objective. However, given the scale of development that could be accommodated on the site, there is only a low level of certainty that the proposed use would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Ortonbrook School site, Oak Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the former Ortonbrook School site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode; and reducing crime and fear of crime. In addition, it could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.</p> <p>The proposed use of the site for housing would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have some positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity. Due to the proximity of the site to Partington Local Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services.	
	There are a number of local facilities within walking distance of the site, including a primary school, and the entire site is within 250m of a bus stop. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities within convenient walking distance of the site and the entire site is less than 250m from a bus stop. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area and is in an existing residential area. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The propose use of the site for housing could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Partington Primary School. This school is within a Priority Regeneration Area and currently has some surplus of places. The use of the site for housing could therefore make a contribution to the long term future of a school in a Priority Regeneration Area by generating demand for places at this school. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 300m of areas of open space and less than 1800m from a sports facility. The use of the site for housing therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.							

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
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	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
There are a number of facilities within convenient walking distance of the site, including a school, and the site is less than 250m from a bus stop. The site is not however within 400m of a Quality Bus Corridor or 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic in the area. Consequently, it is considered that the proposed use has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as the site is located in close proximity to local facilities and public transport services.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
Coroners Wood SBI is situated approximately 250m to the west of the site and there is a wildlife corridor to the south on the opposite side of Oak Road. Both of these features are however separated from the site by existing built development. The proposed use of the site has the potential to provide new, or enhance existing, open space or wildlife habitat within 300m of the development and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would make a contribution towards improving biodiversity/greenspace.								
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
The site is located entirely within Flood Zone 1. Parts of the site are however within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use would therefore have a positive effect on the objective.								

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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 and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site comprises of an area of previously developed land but it is not an NLUD site nor is it listed as an area of potential risk on the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to result in the significant reclamation of contaminated land. As such, it is unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. 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.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also not within 200m of an AQMA. The site is not however within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic and associated vehicular emissions. Consequently, the proposed use would have an uncertain impact on the objective. There is however only a low level of certainty over this impact.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is approximately 1km from Partington Local Centre and the development could generate additional spend in this centre. The site is not however within close proximity of one of Trafford's town or district centres and, particularly given the relatively limited scale of development that could be accommodated on the site, its proposed use for housing is unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The 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								

Former Red Brook Public House, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Red Brook Public House site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing crime and fear of crime; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to health and enhancing transport infrastructure and choice of travel mode. In addition, it could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.</p> <p>The proposed use of the Red Brook Public House site for housing would be unlikely to have a significant impact on any of the economic objectives but it would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have some positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

Site Address	Land adjacent to Manchester Ship Canal (Partington Canalside Residential Development & Green Loop Proposal)		
Site Reference	CFS12-1045-76; SHLAA 1610, CFS12-1045-76 & CFS07-1267-43		
Proposed Use	Housing	Site Area	15.9 ha

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services.	
	The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing could have a major positive impact on the objective. Whilst public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.
	The site is less than 250m from a bus stop and there are some services and facilities within walking distance of the site, including a primary school. The site is also adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	The site is adjacent to existing residential area but also adjoins areas of open space. Although there is presently little information on the 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 major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term		
	The site is in the catchment area for Partington Primary School. This school is within a Priority Regeneration Area and currently has some surplus of places. The use of the site for housing could therefore make a contribution to the long term future of a school in a Priority Regeneration Area by generating demand for places at this school. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The identification of the site as part of a green loop may provide enhanced opportunities for participation in informal recreation which could have a positive impact on the objective. The site is however within 200m of a road on the opposite side of the Manchester Ship Canal 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 use of the site for housing has the potential to have a negative impact on the objective.							

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. The proposed use of the site could however make a contribution towards the delivery of public realm improvements to Manchester Road and the village centre. As such, the proposed use of the site has the potential to have some positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	The site is less than 250m from a bus stop and there are some services and facilities within walking distance of the site, including a primary school. The site is also adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network. Nevertheless, the SHLAA estimates that the site could accommodate approximately 550 dwellings. The proposed use of this greenfield site for the scale of development envisaged would inevitably generate some additional traffic, particularly as the site is not within 400m of a Quality Bus Corridor and is in excess of 800m from the nearest train, Metrolink or major bus station. The proposed use of the site could therefore have some negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Implementation of the green loop proposals.
	The site is immediately adjacent to the Manchester Ship Canal wildlife corridor and approximately 150m from a SBI. Given the proximity of the site to these features, the development of the site for housing has the potential to have an adverse impact on a designated natural asset and, by extension, could have some negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty that any housing development would have an impact on these designated natural assets. In addition, the proposed use also involves the protection of a section of the site as a green loop. This could support the elements of the objective that relate to open space and also support the protection of these designated natural assets, although it is acknowledged that the use of this green loop for recreation could place some pressure on these designated natural assets. As such, the proposed use of the site would have an uncertain impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	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	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	A small portion of the site is within Flood Zone 3 and a larger portion of the site is in Flood Zone 2. As such, the site is considered to be at a medium/high risk of flooding and the use of the site for housing could increase flood risk elsewhere unless some flood risk management/mitigation measures are implemented. As such, the proposed use of the site has the potential to have some negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The proposed use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	?	?	?	Low	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land. Implementation of the green loop proposals
	The majority of the site is identified by the Trafford Contaminated Land Prioritisation Mapping as being of medium risk. Nevertheless, the site is greenfield land. Accordingly, it is considered that the proposed use of the site would have an uncertain impact on the objective as it is unclear whether the remediation of contaminated land would outweigh the loss of greenfield land.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	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 containing medium risk contaminated land. The site is within close proximity of the Manchester Ship Canal 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. 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.							

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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.
	The site is less than 250m from a bus stop and there are some services and facilities within walking distance of the site, including a primary school. The site is also adjacent to aspirational cycle routes that could form part of the Strategic Active Travel Network and is not within an AQMA. Nevertheless, the SHLAA estimates that the site could accommodate approximately 550 dwellings. The proposed use of this greenfield site for the scale of development envisaged would inevitably generate some additional traffic and associated vehicular emissions, particularly as the site is not within 400m of a Quality Bus Corridor and is in excess of 800m from the nearest train, Metrolink or major bus station. The proposed use of the site could therefore have some negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	-	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Implementation of the green loop proposals
	The site is within 300m of a designated heritage asset but is separated from this listed building by existing built development and the proposed use of the site for housing is therefore unlikely to have a significant impact on its setting. The proposed use of the site could also contribute to the delivery of public realm improvements to Manchester Road and the village centre. The site is however within 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 allocated as a linear open land. As such, the proposed use of the site for housing could have a negative impact on landscape character, although it is acknowledged that the green loop proposals could support the protection of the landscape character of sections of the site.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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.							

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	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	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The site is just over 500m from Partington Local Centre. Given the scale of development that is envisaged at the site, its use for housing increase the number of people using the Local Centre and have a positive impact on its sustainability. The proposed use of the site could also contribute to the delivery of public realm improvements to the village centre which may increase the number of people using the centre.. Accordingly, the proposed use of the site has the potential to have a positive impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land adjacent to Manchester Ship Canal (Partington Canalside)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Partington Canalside for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; improving choice of travel mode; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to crime and fear of crime and local neighbourhood quality. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.</p> <p>The proposed use of the site for housing could have some positive impact on the economic objective of encouraging the long term sustainability of Trafford's town centres. It also has the potential to have some positive impact on the environmental objectives that relate to protecting water quality; and reducing contributions to climate change.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing, particularly of the scale envisaged, would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality.</p> <p>The site is primarily within Flood Zone 2. The proposed use of the site for housing therefore has the potential to have a negative impact on the objective of reducing the impacts of climate change. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. In addition, due to the potential for development in this location to affect the landscape of the area, the proposed use of the site for housing would have a negative impact on the objective that relates to protecting landscape character, although it is recognised that the green loop proposals would protect the landscape character of sections of the site.</p> <p>The development of the site for housing could have an adversely impact on designated natural assets due to the proximity of the site to a wildlife corridor and a SBI. However, the proposed use of a section of the site as a green loop could protect these designated natural assets and help protect and restore open space. The proposed use of the site would therefore have an uncertain impact on the objective that relates to biodiversity and open space. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	High	Local	Long term	Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services.	
	The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	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
	The use of the site for housing would result in the provision of housing in a residential area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for housing would therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	++	++	++	Medium	Local	Long term		
	The site is in the catchment area for Partington Primary School. This school is within a Priority Regeneration Area and currently has some surplus of places. The use of the site for housing could therefore make a contribution to the long term future of a school in a Priority Regeneration Area by generating demand for places at this school. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of Manchester New Road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	++	++	++	Medium	Local	Long term	Improved perceptions of the area	
	The proposed use would result in the removal of a neglected building/site that detracts from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List and would therefore have a major positive effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	The re-use of this vacant site for housing would inevitably generate additional traffic in the area. There is however a number of facilities within convenient walking distance of the site, including a school and a local centre, and the site is less than 250m from a bus stop. In addition, the SHLAA estimates that the site is only likely to accommodate approximately 27 dwellings. Consequently, taking into account the scale of development that is likely to come forward on the site, it is considered to be uncertain whether the proposed use would have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is within 300m of a Partington Wetlands SBI and a wildlife corridor. The site is however separated from both of these by existing built development and it is therefore considered that the proposed use of the site is unlikely to have an adverse impact on these assets. The site is within 300m of existing areas of greenspace and the use of the site for housing has the potential to 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	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		
	The site is located entirely within flood zone 1. The site is however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment for housing could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have a positive impact on the objective.							

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The site is an area of previously developed land but it is not included in the NLUD sites database or identified as being contaminated by the Trafford Contaminated Land Prioritisation mapping. The use of the site for housing is therefore unlikely to result in the treatment of contaminated land and is therefore unlikely to have a significant effect on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would for housing would not result in the remediation of a NLUD site or a site included in the Trafford Contaminated Land Prioritisation mapping. The proposed use is therefore unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing would inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within the buffer of an AQMA and is less than 250m from a bus stop and within walking distance of a range of services and facilities. Consequently, and taking into account the scale of development that the site is likely to accommodate, it is considered that the use of the site for housing is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	N/A	N/A		
	The site is not within 300m of a conservation area. There are three listed buildings within 200m of the site, all of which are grade II listed. Two of these buildings, Erlam Farmhouse and the Church of St Mary, are separated from the site by existing built development. The third listed structure, the stocks, are within very close proximity of the site and it is considered to be uncertain whether the proposed use of the site for housing would have a positive impact on their setting. As such, the impact of the each of the proposed uses on the objective is uncertain.							
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.	

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not located in particularly close proximity to any of Trafford's town or district centres and, particularly given the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for housing would be unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land at 4 Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Land at 4 Lock Lane for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; crime; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to enhancing transport infrastructure and choice of travel mode. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. Furthermore, by resulting in the removal of a neglected site it could have a major positive impact on the objective that relates to local neighbourhood quality.</p> <p>The proposed use of the site for housing would be unlikely to have a significant impact on any of the economic objectives but it would have the potential to have a positive effect on a number of environmental objectives. Specifically, it has the potential to have a positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. In addition, due to the potential for development in this location to affect the setting of a listed structure, the proposed use of the site for housing would have an uncertain impact on the objective that relates to townscape character.</p>								

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

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

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments in Partington on the maintenance and enhancement of public transport services.	
	The site is immediately adjacent to Partington local centre and approximately 200m from the nearest primary school. As such, there are a number of local facilities within walking distance of the site. The site is also within 20 minutes travel time of essential services by public transport. As such, its use for housing could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is less than 250m from a bus stop and there are a range of services and facilities within walking distance of the site, including a primary school and Partington Local Centre. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or a train or Metrolink station. As such, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area and is in a predominantly residential area but does adjoin 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 exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing 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	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Partington Primary School. This school is within a Priority Regeneration Area and currently has some surplus of places. The use of the site for housing could therefore make a contribution to the long term future of a school in a Priority Regeneration Area by generating demand for places at this school. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within 200m of Manchester New Road which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	+	+	Medium	Local	Long term	Improved perceptions of the area	
	The proposed use would result in the improvement of the appearance of a neglected site that detracts from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List and would therefore have a positive effect on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	There are a number of facilities within convenient walking distance of the site, including a school and a local centre, and the site is less than 250m from a bus stop. The site is not however within 400m of a Quality Bus Corridor or 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic in the area. Consequently, it is considered that the proposed use has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as the site is located in close proximity to local facilities and public transport services.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is therefore unlikely to have an adverse impact on these assets. The site is however within 300m of existing areas of greenspace and the use of the site for housing has the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	The site is located within Flood Zone 1 and has a low susceptibility to surface water flooding. The site does however adjoin areas that are more susceptible to surface water flooding and the proposed use of the site for housing, employment or mixed use development could provide opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have a major positive impact on the objective.							

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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 and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	The site comprises of an area of vacant, previously developed land and is an NLUD site. The redevelopment of the site for housing could therefore result in the reclamation of an NLUD site and would have the potential to have a major positive impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Whilst the proposed use of the site for housing would result in the reclamation of a site that is included on the NLUD database, the site is however in excess of 250m from the nearest watercourse and, as such, the proposed re-use of site would be unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Application of maximum car parking standards to encourage sustainable transport choices. There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The site is also not within 200m of an AQMA. The site is not however within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station and the re-use of this vacant site for housing would inevitably generate additional traffic and associated vehicular emissions. Consequently, the proposed use would have an uncertain impact on the objective. There is however only a low level of certainty over this impact.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The site is adjacent to Partington Local Centre and the development could generate additional spend in this centre. The Trafford Retail and Leisure Study (2009) identified that the existing local centre is deficient and failing to meet local shopping needs. The proposed use of the site therefore has the potential to have a positive impact on the objective by increasing usage of the centre and stimulating investment to improve its offer. However, given the relatively limited scale of development that could be accommodated on the site, there is only a low level of certainty that the proposed use would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land to the east of Partington Shopping Centre, Central Road, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of Land off Central Road for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site also has the potential to have some positive impact on the objectives relating to local neighbourhood quality; reducing crime and fear of crime; and enhancing transport infrastructure and choice of travel mode. In addition, it could have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places.</p> <p>The proposed use of the site for housing would have the potential to have a positive effect on a number of environmental objectives. Specifically, it could have a major positive impact on the objective of conserving land resources by resulting in the redevelopment of an NLUD site. It also has the potential to have a positive effect on the objectives relating to reducing the impacts of climate change; reducing contributions to climate change; and biodiversity. Due to the proximity of the site to Partington Local Centre, the proposed used could also have some positive effect on the objective of enhancing the sustainability of Trafford's centres.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on a number of environmental objectives. In particular, the development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. Consequently, and despite the fact that there are local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objective of reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The use of the site for housing could also have some negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site
	The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing or mixed use development therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). Given the size of the site and numbers of units it would be likely to be accommodate, any impact on this objective is likely to only be local in scale.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	The site is located in close proximity to Urmston town centre and a range of associated services and facilities. It is also within 400m of a bus stop on Station Road/Stretford Road, which is a Quality Bus Corridor, and less than 800m from Urmston railway station. The site is also 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.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop on a Quality Bus Corridor. The site is also within 800m of a railway station. The proposed use of the site therefore has the potential to significantly improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.							

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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
	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 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 exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within of the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	-	-	-	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is within the catchment area of Urmston Infant and Junior Schools, both of which currently have a deficit of places and the proposed use of the site for housing could place additional pressure on these schools by generating the need for more school places. As such, the proposed use of the site could generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the proposed use of the site could have some negative impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the M60 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The use of the site for housing would inevitably generate a degree of traffic. There is however a significant number of facilities within convenient walking distance of the site, including Urmston town centre. In addition, the site is within 400m of a Quality Bus Corridor and less than 800m from a railway station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that the proposed use may not lead to an increase in congestion and would be unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term	Improved image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The site is however immediately adjacent to a designated wildlife corridor and the proposed use could have a negative impact on this designated natural asset. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	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	++	++	++	Medium	Local	Long term		
	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.							

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long term	Improved perceptions of the area. Secondary impact on the significance of a conservation area.	
	The site comprises of an area of previously developed land. It is identified by the Contaminated Land Prioritisation Mapping as a potential area of medium risk contaminated land. Consequently, the development of the site could result in the reclamation of an area of contaminated land and would have the potential to have a positive impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Whilst the proposed use could result in the reclamation of a site that is identified by the Contaminated Land Prioritisation Mapping as an area of potentially medium risk contaminated land, the site is in excess of 250m from the nearest watercourse and, as such, the proposed use of the site for housing is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The use of the site for housing will inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 400m from Station Road/Stretford Road, which is a Quality Bus Corridor, and there are a number of facilities within walking distance of the site. The site is also within 800m of a town centre and a railway station. The site is therefore considered to be in a sustainable location. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the proposed use of the site is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a Conservation Area. The nearest listed building to the site is the grade II listed church of St Clement. This building is however almost 400m to the south west of the site and is separated from it by existing built development. The proposed use of the site is therefore unlikely to impact on the setting of this heritage asset and, as such, would have no significant impact on the objective.							

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Low	Local	Long term	Job creation and reduced levels of deprivation	
	The site is within 300m of Urmston town centre and the proposed use of the site for housing has the potential to have a positive impact on the long term sustainability of this centre by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, it is considered that there is only a low level of certainty that the proposed use of the site would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	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								

Former Higher Road Depot and Adjoining Site, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the former Higher Road Depot site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location that is in close proximity to existing services and facilities. Consequently, the proposed use of the site could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; reducing crime and fear of crime; and health.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, by resulting in the remediation of an area of potentially contaminated land, the proposed use of the site could have a positive impact on the objective relating to conserving land resources. The proposed use of the site could also have a major positive impact on the objective of reducing the impacts of climate change and some positive impact on the objective of reducing contributions to climate change.</p> <p>The proximity of the site to Urmston town centre means that the proposed use of the site for housing also has the potential to have a positive effect on the economic objective relating to encouraging the long term sustainability of Trafford's town centres by increasing spend in, and enhancing the vitality and viability of, this town centre. Nevertheless, given the scale of development that is likely to be accommodated on the site, it is considered that there is only a relatively low level of certainty that the proposed use of the site would have a significant impact on the objective.</p> <p>The proposed use of the site does however have the potential to have a negative or uncertain impact on some objectives. Specifically, as the site is adjacent to a wildlife corridor its development for housing could have a negative impact on a designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. In addition, the site is within the catchment area for a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Former Mossdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently 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 enhancement of public transport services.	
	The site is less than 400m from a bus stop, within 800m of Flixton railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities within walking distance of the site and the entire site is less than 400m from a bus stop and less than 800m from a railway station. The use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a 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

Former Mosssdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the urban area. It adjoins existing residential areas but there are areas of open space to the south and west of the site. 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 would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		
	The site is in the catchment area for Acre Hall Primary School. There is a significant surplus of places at this school and the proposed use of the site for housing could support the long term use of this school by generating demand for additional places. The proposed use of the site therefore has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 1800m of a sports facility and the proposed use of the site for housing 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 neighbourhood quality	0	++	++	Medium	Local	Long term	Improved perceptions of the area	
	The proposed use would result in the removal of neglected, vacant buildings that detract from local neighbourhood quality as identified by the Trafford Derelict Property and Untidy Sites List and would thereby reduce the potential for littering, graffiti, fly-tipping and fly-posting.							
Environment								
E1. Reduce the effect of traffic	0	0	0	Low	N/A	N/A		

Former Mossdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
on the environment	The redevelopment of a vacant, former industrial site for housing would inevitably generate some additional traffic in the local area. There is however a number of facilities within convenient walking distance of the site. The site is also in close proximity to a local centre, less than 400m from a bus stop and within 800m of a railway station. As such, the development of the site for housing could promote the use of public transport and walking and cycling as an alternative to travelling by car. Consequently, and taking into account the size of the site and scale of development that it would be likely to accommodate, it is considered that any additional traffic generated by the development is unlikely to be significant and may not lead to an increase in congestion. Accordingly, the proposed use is unlikely to have a significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants of the development would choose to travel by sustainable modes of transport.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	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 is immediately adjacent to a wildlife corridor and it is also located in close proximity to the River Mersey SBI. The use of the site for housing could have some adverse impact on these designated natural assets and, as a result, have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any 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.
	The site is partly within Flood Zone 2 and parts of the site are also known to be susceptible to surface water flooding. The site is therefore considered to be at a medium risk of flooding and its proposed use for housing could therefore increase flood risk elsewhere and would therefore require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.							

Former Mosssdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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 and location of the site, its proposed use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	+	+	Medium	Local	Long term	Improved perceptions of the area. Secondary impact on the significance of a conservation area.	
	The site comprises of a vacant former industrial building. It is identified by the Contaminated Land Prioritisation Mapping as an area of potentially low risk contaminated land. As such, the development of the site could result in the reclamation of a previously developed, contaminated land and therefore have a positive effect on the objective.							
E7. Protect and improve water quality	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	The site is an area of vacant, previously developed land that is in close proximity of a main river. The redevelopment of the site could improve the appearance of the setting of the river and eliminate a potential source of contaminants. Accordingly, the proposed use has the potential to have a positive impact on the objective.							
E8. Protect and improve air quality	0	0	0	Low	N/A	N/A		
	The redevelopment of a vacant, former industrial site for housing would inevitably generate some additional traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and it is located in close proximity to local facilities and public transport services, including a railway station. Consequently, it is considered that the use of the site for housing is unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							

Former Mosssdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/a		
	The proposed use of the site is not a commercial or business use. As such, it is unlikely to have any significant effects on the objective.							
Sustainability Summary								

Former Mosssdales Brickworks, 4 Ends Lane, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The redevelopment of the site would also result in the removal of a neglected site/building and could therefore have a major positive effect on the objective of improving local neighbourhood quality. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; reducing crime and fear of crime; education and skills; and health.</p> <p>The use of the former brickworks site for housing could also have a positive impact on a number of environmental objectives. Specifically, it would result in the remediation of an area of potentially containing contaminated land and could therefore have a positive effect on the objectives concerned with land resources and water quality. The proposed use of the site could also have some positive effect on the objective relating to reducing contributions to climate change.</p> <p>The proposed use of the site for housing does however have the potential to have a negative impact on a number of objectives. In particular, the site is at a medium risk of flooding and the proposed use of the site for housing could therefore have a negative effect on the objective relating to reducing the impacts of climate change. In addition, the site is adjacent to a wildlife corridor and the development of the site could have a negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. There is however only a low level of certainty about this impact and the use of ecological surveys and the development management process will be key measures to ensure that any adverse impact on the wildlife corridor is avoided or compensated for. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site would result in the provision of housing within the Urban Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are a number of service and facilities within walking distance of the site, including a primary school, and the site is also adjacent to Davyhulme Local Centre. The entire site is within 250m of a bus stop and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and would therefore have a positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode. The site is not however within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station and, as such, there is only a low level of certainty that the proposed use of the site for housing would have a positive effect on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is within the urban area and is located in close proximity to a range of uses, including residential. 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.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within of the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		
	The site is in the catchment area of Woodhouse Primary School and is located immediately adjacent to Our Lady of the Rosary RC Primary School. Both of these schools have a surplus of places and the proposed use of the site for housing could support the long term use of these schools by generating demand for additional places. The proposed use of the site for housing therefore has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site has been appraised in two stages. The original boundary of the site contained an area of public open space. Consequently, as the proposed use of the site for housing would have resulted in the loss of an area of open space in a location that has already been identified by the Trafford Greenspace Strategy (2010) as being deficient in Local Open Space, the appraisal concluded that the proposed use of the site could have a negative impact on the objective by reducing opportunities for participation in sport and recreation. The boundary of the site has however been revised to exclude the area of open space from the site and the site has been re-appraised based on this amended boundary. The revised boundary would result in development taking place in a location that is within 300m of public open space and less than 1800m from a sports facility. The development of the revised 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing will inevitably generate a degree of traffic and the site is not within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station. The site is however within 250m of a bus stop and there are a number of local facilities within convenient walking distance of the site. Consequently, and taking into account the size of the site and the scale of development that is likely to come forwards on it, it is considered to be uncertain whether the proposed use of the site would have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site has been appraised in two stages. The original boundary of the site contained an area of public open space and land that formed part of a designated wildlife corridor. Consequently, as the proposed use of the site for housing would have resulted in the loss of an area of public open space and could have had a significant adverse impact on a designated natural asset, the initial appraisal concluded that the proposed use of the site could have a major negative impact on the objective. The boundary of the site has however been revised to exclude the area of open space and the wildlife corridor. This revised site boundary has been assessed. It is considered that the proposed use of the revised site for housing could have an adverse impact on a designated natural asset due to the proposals resulting in development taking place in a location that is adjacent to a wildlife corridor. As a result, the proposed use of the site could still have some, albeit a lesser, negative impact on the objective. Nevertheless, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use has the potential to have a major positive impact on the objective.							

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
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	Secondary impacts on perceptions of the area	
	The site has been appraised in two stages. The original boundary of the site contained an area of public open space and, as a result, the proposed use of the site had the potential to have a negative impact on this objective by resulting in the development of an area of greenfield land. The boundary of the site has however been revised to exclude the area of open space and the site has been re-appraised on this basis. The revised site boundary would result in development taking place on previously developed land and would provide the opportunity to remediate a site which has been identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. It is therefore considered that the use of the land within the revised site boundary for housing could have a positive impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The site is within 250m of a watercourse and its use for housing would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any potential land contamination on the site is having an impact on the quality of a nearby watercourse, there is only a low level of certainty about this impact.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing will inevitably generate a degree of traffic and the site is within an AQMA. The site is also not within 400m of a Quality Bus Corridor or within 800m of a Metrolink/railway station. It is however within 250m of a bus stop and there are a number of local facilities within convenient walking distance of the site. Consequently, taking into account the scale of development that is likely to come forwards on the site, it is considered to be uncertain whether the proposed use of the site for housing would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no conservation areas within 300m of the site and the nearest listed building, the grade II listed Church of St Mary, is approximately 300m from the site and is separated from it by areas of existing housing. The proposed use of the site is therefore unlikely to impact on the setting of this heritage asset and, as such, would have no significant impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	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 disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is adjacent to Davyhulme local centre. Nevertheless, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the objective.							
Sustainability Summary								

Land at and adjacent to Katherine Lowe House, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Katherine Lowe site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in a relatively accessible location and would have a major positive impact on the objective relating to improving accessibility to essential services and facilities; and some positive impact on those relating to enhancing transport infrastructure and choice of travel mode; achieving a better balance in the housing market; and reducing crime and fear of crime. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for schools which presently have a surplus of places.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. In particular, it would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change; and protecting water quality. Given that the proposed use of the site is not an economic use, and taking into account the scale of development that would be likely to come forward on the site, it is considered that the use of the site for housing is unlikely to have a significant direct impact on any of the economic objectives.</p> <p>The site has been appraised in two stages. The initial boundary of the site included an area of public open space and land which formed part of a designated wildlife corridor. Consequently, any development on this site would have had the potential to have a significant adverse impact on a designated natural asset and result in the loss of an area of public open space in an area that has been identified by Trafford's Greenspace Strategy as already being deficient in open space. The initial appraisal of the site therefore concluded that the use of the site for housing could also have a major negative impact on the objective that relates to open space and biodiversity; and some negative impact on the objectives concerned with health and conserving land resources. The boundary of the site has subsequently been amended to exclude this area of public open space and wildlife corridor. The site has been re-appraised on this basis. This re-appraisal has concluded that the use of the site for housing could now have a positive impact on the objective of conserving land resources by resulting in development taking place on previously developed land and potentially leading to the remediation of an area of medium risk contaminated land. The revised site boundary would also have some positive impact on the objective that relates to health by leading to development in a location that may encourage participation in sport and recreation. The proposed use of the site could still have some, albeit a lesser, negative impact on the objective that relates to biodiversity as it would still result in development taking place in close proximity to a wildlife corridor. There is however only a low level of certainty about the impact on this objective.</p> <p>The proposed use of the site for housing would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production as it is presently unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. The proposed use of the site would also have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.</p>								

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

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

Land at Station Road/Urmston Railway Station, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site would have the potential to make some 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 on the site, 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 enhancement of public transport services	
	The site is located within Urmston Town Centre and there are a number of local services and facilities within a short distance of the site, including schools. The site is also less than 400m from a Quality Bus Corridor, immediately adjacent to Urmston railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site should have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop, within 400m of a Quality Bus Corridor, and immediately adjacent to Urmston railway station. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land at Station Road/Urmston Railway Station, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in close proximity to a range of uses, including residential and employment uses. Any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	+	+	Medium	Local	Long term	Positive secondary impacts on quality of life.	
	The retail element of the proposed use of the site could create some employment opportunities and the site is within relatively close proximity of Stretford Regeneration Area and is linked to this area by a high frequency public transport system. The proposed development use of the site could therefore help reduce poverty and social exclusion by creating employment opportunities. As such, it has the potential to have some positive impact on this objective. In addition, the retention of the station car park would maintain access to the railway station.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at primary schools.
	The site is within the catchment area of Urmston Infant and Junior Schools. Neither of these schools is located within a Primary Regeneration Area or a Regeneration Area and both schools presently have a deficit of place. As such, the proposed use of the site has the potential to have a negative impact on this objective by placing additional pressure on this school and generating the need for extra capacity to be provided							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is immediately adjacent to the railway line. This section of the railway line is not however identified as a major source of noise by Defra. The site is within 1800m of a sports facility and, as such, the proposed use of the site could 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 neighbourhood quality	0	0	0	Medium	N/A	N/A		
	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	0	0	0	Low	N/A	N/A		

Land at Station Road/Urmston Railway Station, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
on the environment	The proposed use of the site has the potential to generate some additional traffic. The station car park is however an existing facility and the site already contains some retail units. In addition, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor and immediately adjacent to a railway station. Furthermore, the site is within Urmston town centre and there is a wide range of services and facilities within convenient walking distance of the site. As such, the proposed use of the site has the potential to promote walking, cycling and public transport as alternatives to travelling by car. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the proposed use of the site is unlikely to have any significant impact on the objective. There is however only a low level of certainty of this impact as it is acknowledged that the physical proximity to local facilities and public transport services does not guarantee that the occupants/users of the development would choose to travel by sustainable modes of transport.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is adjacent to a designated wildlife corridor. Given this proximity of the wildlife corridor, the proposed use of the site could have an adverse impact on a designated natural asset and, by extension, has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. It is however in an area that has been identified as a surface water management zone and it adjoins other areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its redevelopment could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at Station Road/Urmston Railway Station, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed 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		
	The site comprises of an area of previously developed land which has been identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. As such, the proposed use of the site could offer opportunities to remediate an area of contaminated land and could therefore have a positive impact on the objective							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Whilst the proposed use of the site could result in the reclamation of a site that is identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land, the site is in excess of 250m from the nearest watercourse and, as such, the proposed re-use of site would be unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA. Although the proposed use of the site has the potential to generate some additional traffic, the site is within 250m of a bus stop, less than 400m from a Quality Bus Corridor and immediately adjacent to a railway station. In addition, given the size of the site, it is unlikely to accommodate a significant quantum of development. It is therefore considered to be uncertain whether any of the proposed uses would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Medium	Local	Long term	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The site is within Urmston town centre which is one of the focus areas for employment uses identified by Core Strategy policy W1.3 and the retail element of the proposed use could have some positive impact on the objective.							

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

Land at Station Road/Urmston Railway Station, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for mixed use development has the potential to have a positive impact on a wide range of sustainability objectives. In particular, by resulting in development taking place in a highly accessible location that is within 400m of a Quality Bus Corridor and immediately adjacent to a railway station, the proposed use could have a major positive impact on the objectives that relate to enhancing access to services and facilities and improving choice of travel mode. The proposed use of the site could also have some positive effect on Trafford's economic performance and, by creating employment opportunities in a location that is easily accessible from Stretford Regeneration Area, could have a positive impact on the objectives of reducing poverty and social exclusion and reducing economic disparities. The proposed use of the site also has the potential to have a positive impact on the objectives that relate to crime and achieving a better balance and mix in the housing market; health; and crime; and a major positive impact on the objective that relates to the sustainability of Trafford's town centres.</p> <p>The proposed use of the site could also have a positive impact on a number of environmental objectives. Specifically, by having the potential to result in the remediation of an area of contaminated land, the proposed use of the site could have some positive impact on the objective that relates to conserving land resources. The proposed use could also have some positive effect on the objectives of reducing contributions to climate change and reducing the impacts of climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on a number of objectives. In particular, the proposed use of the site could have a negative impact on the objective that relates to biodiversity due to the proximity of the site to a designated wildlife corridor. The proposed use could also have a negative impact on the objective relating to education and skills by placing additional pressure on a school that is already operating above capacity.</p> <p>Notwithstanding the fact that the site is located in close proximity to public transport services, the proposed use of the site could generate some additional traffic in an AQMA and would therefore have an uncertain impact on the objective that relates to protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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