

# **Appendix L**

## Employment

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

Employment Policy Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>									
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	-	-	-	Medium	Local	Long term		Consider the need to release some existing employment land rather than extend existing allocations.
	By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could make a contribution towards the need for need for affordable and family housing. It therefore has the potential to have a positive impact on the objective. By contrast, Option 3 could result in the loss of a number of potential housing sites and, as a result, could have some negative impact on housing delivery and on achieving a better balance and mix in the housing market. The approach of maintaining existing UDP Allocations is unlikely to have any significant impact on the objective.								
<b>S2. Improve accessibility for all to essential services and facilities</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	The approach to the allocation of employment land is unlikely to have a significant impact upon access to services and facilities. As such, each of the options is unlikely to have a significant impact on the objective.								
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	The approach to the allocation of employment land is unlikely to have a significant impact upon transport infrastructure and choice of travel mode. As such, each of the options is unlikely to have a significant impact on the objective.								
<b>S4. Reduce crime, disorder and the fear of crime</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	The approach to the allocation of employment land is unlikely to have a significant impact upon crime, disorder and fear of crime. As such, each of the options is unlikely to have a significant impact on the objective.								

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

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

Employment Policy Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
to climate change	Option 2	-	-	-	Low	Local	Long term	Secondary impacts associated with climate change	Ensure new development is accessible by a choice of means of transport.
	Option 3	0	0	0	Medium	N/A	N/A		
	By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could result in some development taking place in locations where it would not otherwise coming forward, particularly given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough. Any such development would have the potential to generate additional traffic and associated carbon emissions. This approach could therefore have some negative impact on the objective. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations. By contrast, extending existing employment areas (Option 3) would be unlikely to have a significant impact on traffic generation given that there is a surplus of employment land in the Borough and the allocation of additional employment land is unlikely to result in additional economic development taking place.								
E4. Reduce impact of climate change	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
The approach to the allocation of employment land is unlikely to have a significant impact upon flood risk and reducing the impacts of climate change. As such, each of the options is unlikely to have a significant impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
The approach to the allocation of employment land is unlikely to have a significant impact upon the environmental impacts of consumption and production. As such, each of the options is unlikely to have a significant impact on the objective.									
E6. Conserve land resources and reduce land contamination	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	0	0	0	Medium	N/A	N/A		
By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could result in some development taking place in locations where it would not otherwise coming forward. Given that many of the existing employment areas comprise largely of previously developed land and contain sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as potential contaminated land, this option could increase the proportion of development built on brownfield land and result in the remediation of contaminated land. Option 2 could therefore have a positive impact on the objective. Given that Trafford's Employment Land Study has demonstrated that there is a surplus of employment land in the Borough, extending additional employment land allocations (Option 3) is unlikely to result in a significant increase in investment in these areas and would therefore be unlikely to have any significant impact on the objective. Option 1 would also be unlikely to have any significant impact on the objective.									

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

Employment Policy Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>provide a powerful contribution to regional growth</b>	An inadequate supply of employment land can be a significant constraint to economic growth. Trafford's Employment Land Study has however demonstrated that there is a surplus of employment land in the Borough. Consequently, although it would result in the loss of some employment land, Option 2 is unlikely to constrain economic development. Instead the option could actually have some positive impact on the objective by resulting in the removal of redundant of employment sites and stimulating investment in the Borough. Although Option 3 would result increase the provision of employment land, it is unlikely to result in a proportionate increase in economic development. As such, Option 3 is unlikely to have a significant impact on the objective. There is however only a low level of certainty over this impact as it is recognised that additional employment land could be required should sites not come forward. Option 1 would be unlikely to have any significant impact on the objective.								
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Low	N/A	N/A		
	Option 3	0	0	0	Low	N/A	N/A		
	An inadequate supply of employment land can be a significant constraint to economic growth and the provision of employment opportunities. Trafford's Employment Land Study has however demonstrated that there is a surplus of employment land in the Borough. Consequently, although it would result in the loss of some employment land, Option 2 is unlikely to constrain economic development and the associated availability of employment opportunities. Similarly, although Option 3 would result increase the provision of employment land (including in Priority Regeneration Areas such as Old Trafford), it is unlikely to result in a proportionate increase in employment opportunities as the allocation of additional employment land is in itself unlikely to stimulate economic development, particularly when there is an existing surplus of employment land. As such, both options are unlikely to have a significant impact on the objective. There is however only a low level of certainty over this impact as it is recognised that additional employment land could be required should sites not come forward. Option 1 would be unlikely to have any significant impact on the objective.								
<b>EC3. Enhance Trafford's image as a tourism destination</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	The approach to the allocation of employment land is unlikely to have a significant impact upon the image of Trafford as a tourism destination. As such, each of the options is unlikely to have a significant impact on the objective.								
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		
	The approach to the allocation of employment land is unlikely to have a significant impact upon the sustainability of Trafford's town centres. As such, each of the options is unlikely to have a significant impact on the objective.								
<b>EC5. Improve the social and environmental performance of the</b>	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	0	0	0	Medium	N/A	N/A		

Employment Policy Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy</b>	The approach to the allocation of employment land is unlikely to have a significant impact upon the social and environmental performance of Trafford's town centres. As such, each of the options is unlikely to have a significant impact on the objective.								
<b>Sustainability Summary</b>									
<p>The option of maintaining existing UDP Employment Allocations (Option 1) would be unlikely to have any significant impact on the sustainability objectives.</p> <p>Both of the other proposed options would also have no significant impacts on the vast majority of the sustainability objectives. By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could support housing delivery and have some positive impact on the objective of achieving a better balance and mix in the housing market. By contrast, the option of extending existing UDP Employment Allocations (Option 3) could result in the loss of some potential housing sites and have a negative impact on this objective.</p> <p>Option 2 would also be more likely to stimulate investment in these existing employment areas and could therefore have some positive impact on the objectives of improving local neighbourhood quality; conserving land resources and reducing land contamination; reducing poverty and social exclusion; protecting and enhancing townscapes; and enhancing Trafford's economic performance. Conversely, by potentially constraining investment opportunities in these areas, Option 3 could have some negative impact on the objectives that relate to local neighbourhood quality; reducing poverty and social exclusion; and protecting townscapes.</p> <p>Option 2 would however be more likely to support the delivery of additional development. Consequently, given that any additional development would have the potential to generate traffic; it is considered that this option would have the potential to have some negative impact on the objectives that relate to reducing the effects of traffic on the environment; reducing contributions to climate change; and protecting air quality. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations.</p>									

<b>Key for effects</b>					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain



Policy EM1 - Trafford Park Core Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	+	+	+	Low	More than local	Long term		
	The policy seeks to direct employment development to Trafford Park core. Additional development in this location could support the potential extension of the Metrolink network through Trafford Park. As such, the policy has the potential to have some positive impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life	
	Any new development delivered in the Trafford Park Core Employment Area 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.							
<b>S5. Reduce poverty and social exclusion</b>	++	++	++	Medium	Local	Long Term	Improved quality of life	
	The policy seeks to protect the core industrial area from incursion from other land uses and to safeguard the integrity of the industrial area and further opportunities for new investment. The policy could result in the creation of a significant number of employment opportunities and the site is located in close proximity to Old Trafford Priority Regeneration Area and Stretford Regeneration Area. The policy could therefore have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							
<b>S7. Improve qualifications and skills of the resident</b>	+	+	+	Low	Borough wide	Medium	Improved quality of life	Use of 106 agreements to secure training opportunities

Policy EM1 - Trafford Park Core Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>population</b>	The policy seeks to protect the core industrial area from incursion from other land uses and to safeguard the integrity of the industrial area and further opportunities for new investment. The policy could therefore support the creation of training opportunities and apprenticeship and 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.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	++	++	++	High	Borough Wide	Long Term	Secondary impacts on perceptions of the area	
	By seeking to protect Trafford Park Core as the principal location for employment development, the policy could deliver significant improvements to the neighbourhoods in need of enhancing. Specifically, EM1.1 (Trafford Park Village Employment Area) states that development proposals will not be allowed where design quality and appearance of the buildings and landscape setting could prejudice the redevelopment and regeneration of the area. Similarly, EM1.2 encourages proposal in Parkway Circle Employment Area which improve the quality of the buildings and public realm, and EM1.3 (Trafford Point) requires proposals to preserve / enhance the adjoining Barton Upon Irwell Conservation Area, and its wider setting. The policy could therefore have a major positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	?	?	?	Low	Borough wide	Long Term	Secondary impacts on carbon emissions and air quality.	
	The policy makes reference to Core Strategy policy W1.6 – which requires that improvements to public transport are made to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas. The policy states that development proposals that may prejudice the provision of the Metrolink extension or the provision of new stations to serve the area will not be approved. Nevertheless, the scale of development that could be delivered within Trafford Park Core has the potential to generate additional traffic and impact on congestion, particularly certain uses such as B8 Storage and Distribution uses. As such, the policy would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon open space and biodiversity. As such, it is unlikely to have a significant impact on the objective.							
<b>E3. Reduce contributions to climate change</b>	?	?	?	Low	Borough wide	Long Term	Secondary impacts associated with climate change	

Policy EM1 - Trafford Park Core Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. The policy makes reference to Core Strategy policy W1.6 – which requires that improvements to public transport are made to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas. The policy states that development proposals that may prejudice the provision of the Metrolink extension or the provision of new stations to serve the area will not be approved. Nevertheless, the scale of development that could be delivered within Trafford Park Core has the potential to generate additional traffic and impact on carbon emissions, particularly certain uses such as B8 Storage and Distribution uses. As such, the policy would have an uncertain impact on the objective.							
<b>E4. Reduce impact of climate change</b>	-	-	-	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off
	Trafford Park Village Employment Area is within Flood Zone 2 and the policy would direct development to this location. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	?	?	?	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 development proposed by the policy could result in some waste being managed on site within Trafford Park Core. However, at present there is insufficient information to determine the impacts of development on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	Medium	Local	Long Term		
	The redevelopment of the sites identified in the policy offer opportunity to address issues of land contamination and redevelop previously developed land. All of three employment areas listed in the policy were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing areas of medium and high risk contaminated land. In particular, the Trafford Point site suffers from poor ground conditions and serious petrochemical pollution. The policy therefore has the potential to have a major positive impact on the objective and would also have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
<b>E7. Protect and improve water quality</b>	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The policy has the potential to result in the remediation of areas of contaminated land that are a potential source of contaminants to nearby watercourses. The policy could therefore have some positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether these sites are a source of pollutants for nearby watercourses.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	Secure tree planting and other green infrastructure provision							

Policy EM1 - Trafford Park Core Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy makes reference to Core Strategy policy W1.6 – which requires that improvements to public transport are made to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas. The policy states that development proposals that may prejudice the provision of the Metrolink extension or the provision of new stations to serve the area will not be approved. Nevertheless, the scale of development that could be delivered within Trafford Park Core has the potential to generate additional traffic and impact on air quality. Consequently, given that parts of Trafford Park Core are identified as an AQMA, it is considered that the policy has the potential to have some negative impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	++	++	++	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	By focusing economic activity on key strategic location which has a number of vacant / underused sites, the policy should deliver significant improvements to townscapes in need of enhancing. In addition, policy EM1.3 (Trafford Point) requires proposals to preserve / enhance the adjoining Barton Upon Irwell Conservation Area, and its wider setting. The policy could therefore have a significant positive impact on the objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	High	Borough Wide	Long Term	Secondary impacts on job creation and prosperity.	
	The policy seeks to build upon the Borough's economic strengths in order to contribute to economic growth and diversify the range of employment types. Policy EM1.1 is intended to protect the quality and functions of Trafford Park Village area and ensure its central role within Trafford Park is maintained. The policy therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	++	++	++	Medium	Borough Wide	Long Term	Increased opportunities and quality of life.	
	The policy seeks to protect the core industrial area from incursion from other land uses and to safeguard the integrity of the industrial area and further opportunities for new investment. The policy could result in the creation of a significant number of employment opportunities in an area that is in close proximity to Old Trafford Priority Regeneration Area and Stretford Regeneration Area. The policy could therefore have a significant positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	+	+	+	Low	Local	Long Term		
	Policy EM1.2 states the within Parkway Circle Employment Area the Council will support some mixed use development such as hotels, where it can be shown to support the main employment offer of Trafford Park. The provision of this hotel could have potentially support the tourism offer of the Borough and have a positive impact on the objective.							
<b>EC4. Encourage the long</b>	0	0	0	Low	N/A	N/A		

Policy EM1 - Trafford Park Core Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>term sustainability of Trafford's Town Centres</b>	The policy supports the provision of some office development within Trafford Park Core but states that this will only be appropriate where it is accessible by sustainable transport modes and meets other relevant criteria in national planning guidance. Policy EM1.1 also allows for small shops, restaurants, bars, take-away food outlets, financial and other service outlets within the local shopping centre on Third Avenue. The intended purpose of this is however to support the business and working community in Trafford Park and as ancillary uses, it should not compromise the long term sustainability of Trafford's Town Centres, whilst helping to support the sustainability of current land uses. The policy is therefore unlikely to have any significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	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.							
<b>Sustainability Summary</b>								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. In particular, by supporting a key driver of the Borough's economy and having the potential to result in the provision of a range of employment opportunities in close proximity to Old Trafford Priority Regeneration Area and Stretford Regeneration Area, the policy could have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.</p> <p>The provision of employment development could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as the development of the sites identified by the policy would lead to the redevelopment of an area of largely vacant land and any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could therefore have a major positive impact on the objectives relating to conserving land resources; local neighbourhood quality; townscape character; and crime and fear of crime; and some positive impact on the objective of protecting water quality.</p> <p>The policy would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives.</p>								

<b>Key for effects</b>					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Policy EM2 - Broadheath Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon transport infrastructure or choice of travel mode. As such, it is unlikely to have a significant impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life	
	Any new development delivered in the Broadheath Employment Area 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.							
<b>S5. Reduce poverty and social exclusion</b>	++	++	++	Medium	Local	Long Term	Improved quality of life	
	The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could result in the creation of a significant number of employment opportunities and the site is within a Regeneration Area. The policy could therefore have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							
<b>S7. Improve qualifications and skills of the resident</b>	+	+	+	Low	More than local	Medium	Improved quality of life	Use of 106 agreements to secure training opportunities

Policy EM2 - Broadheath Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>population</b>	The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could therefore support the creation of training opportunities and apprenticeship and 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.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	++	++	++	High	More than local	Long Term	Secondary impacts on perceptions of the area	
	By seeking to ensure that Broadheath is retained and supporting its role as a principal employment location in the south of the Borough, the policy should deliver significant improvements to neighbourhoods in need of enhancing. EM2.1 states that development proposals on the Dairyhouse Lane Employment Site must including an appropriate landscape scheme along the western edge of the site to act as a buffer to the Green Belt beyond and should be designed in a way as to not adversely affect the amenity of residents on the north side of Dairyhouse Lane. The policy could therefore have a major positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	More than local	Long Term	Secondary impacts on carbon emissions and air quality.	Secure enhancements to public transport provision.
	The site is located in close proximity to a Quality Bus Corridor. Nevertheless, the provision of any new business/industrial and storage uses within the Broadheath Employment Area would inevitably generate some additional vehicular movements and the site is adjacent to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The policy therefore has the potential to have some negative impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Specify that any development at the Dairyhouse Lane Employment Site must mitigate its impact on this wildlife corridor
	The policy promotes employment development at the Dairyhouse Lane Employment Site. This site is immediately adjacent to a designated wildlife corridor. Given this proximity of the wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and, by extension, on the objective of protecting biodiversity, flora and fauna. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	?	?	?	Low	Borough wide	Long Term	Secondary impacts associated with climate change	

Policy EM2 - Broadheath Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. The site is located in close proximity to a Quality Bus Corridor. Nevertheless, the provision of any new business/industrial and storage uses within the Broadheath Employment Area would inevitably generate some additional vehicular movements and could impact on carbon emissions. As such, the policy would have an uncertain impact on the objective.							
<b>E4. Reduce impact of climate change</b>	+	+	+	Low	Local	Long Term		
	The policy would direct development to locations that are largely within Flood Zone 1. In addition, the new development promoted by EM2.1 would have the potential to incorporate SUDS. The policy therefore has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within this area would incorporate SUDS.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	?	?	?	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 development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	?	?	?	Low	Local	Long Term		Ensure any development is built to an appropriate density in order to minimise the need to release further greenfield land.
	The redevelopment of the sites identified in the policy offer opportunity to address issues of land contamination and redevelop previously developed land. Areas of the existing Broadheath Employment Area are identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing areas of medium and high risk contaminated land. The policy therefore has the potential to result in the remediation of areas of contaminated land. However, the Dairyhouse Lane Employment Site comprises of greenfield land and, as such, the policy would result in the loss of a significant area of greenfield land and have a negative impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land. Consequently, it is considered that the overall impact of the policy on the objective is uncertain as it is unclear whether the remediation of areas of contaminated land would outweigh the loss of a greenfield site.							
<b>E7. Protect and improve water quality</b>	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The policy has the potential to result in the remediation of areas of contaminated land that are a potential source of contaminants to nearby watercourses. The policy could therefore have some positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether these sites are a source of pollutants for nearby watercourses.							



Policy EM2 - Broadheath Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.  Secure tree planting and other green infrastructure provision
	The site is located in close proximity to a Quality Bus Corridor. Nevertheless, the provision of any new business/industrial and storage uses within the Broadheath Employment Area would inevitably generate some additional vehicular movements and associated vehicular emissions. The site is also adjacent to a section of the A56 which is identified as an AQMA. It is therefore considered that the policy has the potential to have some negative impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	By seeking to ensure that Broadheath is retained and supporting its role as a principal employment location in the south of the Borough, the policy should deliver significant improvements to the neighbourhoods in need of enhancing. EM2.1 also states that development proposals on the Dairyhouse Lane Employment Site must including an appropriate landscape scheme along the western edge of the site to act as a buffer to the green belt beyond and should be designed in a way as to not adversely affect the amenity of residents on the north side of Dairyhouse Lane. The policy could therefore have a significant positive impact on the objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	High	Borough Wide	Long Term	Secondary impacts on job creation and prosperity.	
	The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	++	++	++	Medium	Borough Wide	Long Term	Increased opportunities and quality of life.	
	The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could result in the creation of a significant number of employment opportunities and the site is within a Regeneration Area. The policy could therefore have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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, the policy is unlikely to have an impact on the objective.							
<b>EC4. Encourage the long</b>	0	0	0	Low	N/A	N/A		

Policy EM2 - Broadheath Employment Area								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>term sustainability of Trafford's Town Centres</b>	The policy supports the provision of some office development within Broadheath but states that this will only be appropriate where it is accessible by sustainable transport modes and meets other relevant criteria in national planning guidance. The policy is therefore unlikely to have any significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	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.								
<b>Sustainability Summary</b>								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. The policy seeks to ensure that Broadheath is retained and supports its role as a principal employment location in the south of the Borough. The policy could therefore result in the provision of a range of employment opportunities in close proximity within a Regeneration Area and has the potential to have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.</p> <p>The provision of employment development in this location could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. The policy could also encourage development that enhances the physical appearance of the area and therefore has the potential to have a positive impact on the objectives of improving local neighbourhood quality and enhancing townscape character. The policy also has the potential to have a positive impact on the objectives that relate to protecting water quality and reducing the impacts of climate change.</p> <p>The policy would however direct development to a location that is immediately adjacent to a wildlife corridor and could therefore have a negative impact on the objective that relates to biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. In addition, although the policy could result in the remediation of areas of contaminated land, it would also lead to the loss of a significant area of greenfield land. Consequently, the policy would have an uncertain impact on the objective of conserving land resources due to it being unclear whether the remediation of areas of potentially contaminated land would outweigh the loss of this greenfield site.</p>								

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

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

Electric Park, Westinghouse Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a 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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. 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 would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Electric Park, Westinghouse Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a major source of noise pollution identified by Defra. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The redevelopment of the site would result in the improvement in the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Electric Park, Westinghouse Road, Trafford Park								
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 relatively close proximity to a bus stop and within 800m of a railway station. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about this impact.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	+	+	+	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on this natural asset. Instead, the proposed use has the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	+	+	+	Medium	Local	Long term		
	The site is almost entirely within flood zone 1. A very small part of the northern section of the site is however within Flood Zone 2 and pockets of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use has the potential to have some positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Electric Park, Westinghouse Road, Trafford Park								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	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 high risk contaminated land and which is also an NLUD site. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	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 risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
<b>E8. Protect and improve air quality</b>	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the potential to accommodate, the use of the site for employment development has the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, the site is located in close proximity to public transport services and is not within an AQMA. As such, it is uncertain whether the proposed use of the site would have a significant impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							

Electric Park, Westinghouse Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Electric Park, Westinghouse Road, Trafford Park								
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 Electric Park for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The redevelopment of the site would also result in the improvement of a derelict site and could therefore have some positive effect on local neighbourhood quality.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objective relating to reducing the effects of traffic on the environment and an uncertain impact on the objective of protecting air quality. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.</p>								

**Key for effects**

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



<b>Site Address</b>	Land at Centenary Way		
<b>Site Reference</b>	Employment Site 72126		
<b>Proposed Use</b>	Employment	<b>Site Area</b>	3.9 ha

Land at Centenary Way								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	?	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is less than 250m from a bus stop and is adjacent to on-road cycle routes. However, there are relatively few facilities within convenient walking distance of the site and the site is also in excess of 400m from a Quality Bus Corridor and more than 800m from a train, Metrolink or bus station. The proposed use of the site for would therefore have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land at Centenary Way								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Land at Centenary Way								
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 250m of a bus stop and it is located in close proximity to a number of cycle routes. The use of the site for employment development would however inevitably generate additional traffic and, given the size of the site and the scale of development it could accommodate, the amount of traffic that could be generated would have the potential to have some negative impact on the objective. Nevertheless, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about the impact on this objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	+	+	+	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. The northern part of the site is within 300m of a wildlife corridor. The site is however separated from this wildlife corridor by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	+	+	+	Medium	Local	Long term		
	The site is within Flood Zone 1 but pockets of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site for housing, employment or mixed use development could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at Centenary Way								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	+	+	+	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 potentially medium risk contaminated land. As such, the proposed use of the site could have a positive impact on the objective.							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. However, the site is not within 250m of a watercourse and, as such, the use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site is located within close proximity of a bus stop, it is also partly within an AQMA. Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site and the scale of development it could accommodate, the use of the site for employment development has the potential to generate additional traffic in the AQMA. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	++	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	

Land at Centenary Way								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of a Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land at Centenary Way								
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 Centenary Way for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance; and some positive effect on the objective relating to poverty and social exclusion and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and could therefore have a positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing contributions to climate change; reducing the impacts of climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, given the size of the site and the scale of development it could accommodate, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p>								

**Key for effects**

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

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

Land at the junction of Park Road and Barton Dock Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a 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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. 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 would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Land at the junction of Park Road and Barton Dock Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of Mosley 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. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.



Land at the junction of Park Road and Barton Dock Road								
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 relatively close proximity to a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about this impact.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is adjacent to a wildlife corridor. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	++	++	++	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 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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at the junction of Park Road and Barton Dock Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	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 high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, each of the proposed uses has the potential to have a positive impact on the objective.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA and whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the potential to accommodate, the use of the site for employment development has the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							

Land at the junction of Park Road and Barton Dock Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land at the junction of Park Road and Barton Dock Road								
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 the junction of Park Road and Barton Dock Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.</p>								

**Key for effects**

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

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

Land at the junction of Village Way and Third Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is less than 250m from a bus stop and there are a number of shops and facilities within walking distance of the site. The site is also in close proximity existing cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. The site is however in excess of 400m from a Quality Bus Corridor and more than 800m from a train, Metrolink or bus station. As such, there is only a low level of certainty that the proposed use would have a positive impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land at the junction of Village Way and Third Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	

Land at the junction of Village Way and Third Avenue								
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 250m of a bus stop and there are a number of facilities within convenient walking distance of the site. The use of the site for employment development would however inevitably generate additional traffic. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on the objective. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed use is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The entire site is within Flood Zone 2 and, as such, it is considered to be at a medium risk of flooding. The proposed use of the site could therefore increase flood risk elsewhere and may require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.							

Land at the junction of Village Way and Third Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	+	+	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 site. As such, the proposed use of the site would have a positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site is located within close proximity of a bus stop, it is also within an AQMA and the use of the site for employment development would inevitably generate additional traffic. It is therefore considered that the proposed use of the site has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the</b>	0	0	0	Medium	N/A	N/A		



Land at the junction of Village Way and Third Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	There are no Conservation Areas within 300m of the site. The site is situated on the opposite side of Village Way from the grade II listed Trafford Park Hotel. The setting of this site is however heavily influenced by existing employment and commercial development. The proposed use of the site is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is within 3km of the Old Trafford Priority Regeneration Area and is linked to this area by high frequency public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land at the junction of Village Way and Third Avenue								
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 the junction of Village Way and Third Avenue for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and some positive effect on the objectives that relate to choice of travel mode; and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objective of protecting air quality and an uncertain effect on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p> <p>The proposed use of the site would also result in development taking place within Flood Zone 2 and could therefore have a negative impact on the objective relating to reducing the impacts of climate change. In addition, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.</p>								

**Key for effects**

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

<b>Site Address</b>	Land off Longbridge Road		
<b>Site Reference</b>	Employment Site 80025		
<b>Proposed Use</b>	Employment	<b>Site Area</b>	1.15 ha

Land off Longbridge Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Land off Longbridge Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The redevelopment of the site would result in the improvement in the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	
	Potential cumulative impacts with other development in Trafford Park							

Land off Longbridge Road								
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 employment development would inevitably generate a degree of traffic. The site is less than 250m from a bus stop and is within relatively close proximity of on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and is also less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	+	+	Medium	Local	Long term		
	The site is within Flood Zone 1 but pockets of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land off Longbridge Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	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 high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							

Land off Longbridge Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.6 which identifies Trafford Park Core as a key location for industry and business activity. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land off Longbridge Road								
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 land off Longbridge Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. It could have a positive impact on the objective relating to skills and education by generating apprenticeships; crime; and protecting local neighbourhood quality. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could have a positive impact on several environmental objectives. Specifically, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site also has the potential to have a negative impact on the objective relating to health due to the potential for the proposed use being located in close proximity to a major source of noise pollution and would have an uncertain impact on the objective of improving choice of travel mode.</p>								

**Key for effects**

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



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

Land on the corner of Ashburton Road West and Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is located in Trafford Park Core and is surrounded by other employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land on the corner of Ashburton Road West and Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The redevelopment of the site for housing would improve the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Potential cumulative impacts with other development in Trafford Park

Land on the corner of Ashburton Road West and Nash Road								
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 employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on the 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.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	++	++	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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land on the corner of Ashburton Road West and Nash Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	+	+	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 site. As such, the proposed use of the site would have a positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	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.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is within an AQMA and the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	

Land on the corner of Ashburton Road West and Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land on the corner of Ashburton Road West and Nash Road								
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 on the corner of Ashburton Road West and Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objectives relating to land resources and contamination; and protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site would also have an uncertain impact on the objectives relating to improving the choice of transport mode and has the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p>								

<b>Key for effects</b>					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

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

Land to the east of Mosley Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a 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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. 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 would have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Land to the east of Mosley Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of Mosley 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. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.



Land to the east of Mosley Road								
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 relatively close proximity to a bus stop and within 800m of a railway station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about this impact.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is adjacent to a wildlife corridor. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	++	++	++	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 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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land to the east of Mosley Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	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 high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, each of the proposed uses has the potential to have a positive impact on the objective.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA and whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the potential to accommodate, the use of the site for employment development has the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							

Land to the east of Mosley Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land to the east of Mosley Road								
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 to the east of Mosley Road for employment development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to reducing the effects of traffic on the environment and protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.</p>								

**Key for effects**

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

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

Land to the north of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 30 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	There are relatively few facilities within convenient walking distance of the site and the site is in excess of 250m from a bus stop, more than 400m from a Quality Bus Corridor and more than 800m from a train, Metrolink or bus station. The proposed use of the site could therefore increase car use and have a negative impact on participation in walking and cycling. Each of the proposed uses therefore has the potential to have a negative impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the north of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.

Land to the north of Nash Road								
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 employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, the exact nature of any future employment use is unknown and, taking into account the size of the site and the scale of development it would be likely to accommodate, there is therefore only a low level of certainty about the impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	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 a wildlife corridor. Given this proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The site is partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and will therefore require some mitigation. As such the proposed use of the site would have a negative impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land to the north of Nash Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	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.							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. Nevertheless, the site is not an NLUD site nor is it identified as contaminated land by the Trafford Contaminated Land Prioritisation mapping. As such, each of the proposed uses would be unlikely to have a significant impact on water quality.							
<b>E8. Protect and improve air quality</b>	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site not within an AQMA, the use of the site for employment development would inevitably generate additional traffic and there are relatively few facilities within convenient walking distance of the site. The site is also in excess of 250m from a bus stop, more than 400m from a Quality Bus Corridor and more that 800m from a train, Metrolink or bus station. The proposed use of the site could therefore increase car use and have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	



Land to the north of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land to the north of Nash Road								
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 to the north of Nash Road for employment development has the potential to have a positive impact on several sustainability objectives. In particular, the proposed use of the site could create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships and could also have some positive effect on the objectives relating to crime</p> <p>The use of the site for employment development could also have a positive impact on some environmental objectives. Specifically, the proposed use of the site has the potential to have a major positive effect on the objective of reducing the environmental impacts of consumption and production and a positive effect on the objective of reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and the proposed use has the potential to have a negative effect on the objectives relating to air quality; reducing the effects of traffic on the environment; and choice of travel mode. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p> <p>The site is immediately adjacent to a wildlife corridor and this proximity to a designated natural asset means that the proposed use of the site has the potential to have a negative impact on the objective that relates to biodiversity. In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change.</p>								

**Key for effects**

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

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

Land to the south of Ashburton Road West								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site therefore has the potential to significantly improve the use of public transport and/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.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the south of Ashburton Road West								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The site is not situated within 200m of a number of any major sources of noise pollution that have been identified by Defra. As such, the proposed use of the site for employment development is unlikely to have any significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	
	The use of the site for employment development would inevitably generate a degree of traffic. The site is however less than 250m from a bus stop and within 800m of a major bus station which could support the use of public transport by users of the site. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							

Land to the south of Ashburton Road West								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to the Bridgewater Canal SBI and wildlife corridor. Given this proximity of the site to these features, the use of the site for employment development could have an adverse impact on this designated natural asset and, by extension, have a negative effect on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	++	++	++	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. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and</b>	++	++	++	Medium	Local	Long term	Improved perceptions of the area.	

Land to the south of Ashburton Road West								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>reduce land contamination</b>	The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The 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.							
<b>E8. Protect and improve air quality</b>	?	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by</b>	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

Land to the south of Ashburton Road West								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>releasing the potential of all residents particularly in areas of disadvantage</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land to the south of Ashburton Road West								
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 land to the south of Ashburton Road West for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities. It could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site also has the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. It could also have a negative impact on the objective that relates to biodiversity by having an adverse impact on a SBI that is immediately adjacent to the site.</p>								

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



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

Land to the south of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the south of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The redevelopment of the site would result in the improvement in the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	

Land to the south of Nash Road								
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 employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is therefore uncertain whether any additional traffic generated by the development of the site would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor. The site is however separated from this feature by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on this designated natural asset. The proposed use of the site does however have the potential to have a positive impact on the 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.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	++	++	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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land to the south of Nash Road								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	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.							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. Nevertheless, the site is not an NLUD site nor is it identified as contaminated land by the Trafford Contaminated Land Prioritisation mapping. As such, each of the proposed uses would be unlikely to have a significant impact on water quality.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is therefore uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	

Land to the south of Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land to the south of Nash Road								
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 to the south of Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objective to improving accessibility to essential services and facilities. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to have a major positive effect on the objectives that relate to reducing the effects of climate change and reducing the environmental impacts of consumption and production. The proposed use could also have some positive effect on the objectives relating to biodiversity and reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use of the site would also have an uncertain impact on the objectives relating to improving the choice of transport mode and has the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p>								

**Key for effects**

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

<b>Site Address</b>	Nash Road		
<b>Site Reference</b>	Employment Site 72119		
<b>Proposed Use</b>	Employment	<b>Site Area</b>	0.2 ha

Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is located in Trafford Park Core and is surrounded by other employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	The redevelopment of the site for housing would improve the quality/appearance of a site that is identified on the Trafford Derelict Property and Sites list. As such, it has the potential to have a positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	0	0	Low	N/A	N/A		
	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. However, given 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.							



Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI or an area of semi-natural greenspace. It is within 300m of the Bridgewater Canal SBI and less than 300m from a wildlife corridor. The site is however separated from both of these features by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on these natural assets. The proposed use of the site does however have the potential to have a positive impact on the 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.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	++	++	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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and</b>	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	

Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>reduce land contamination</b>	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 site. As such, the proposed use of the site would have a positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	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.							
<b>E8. Protect and improve air quality</b>	0	0	0	Low	N/A	N/A		
	The site is within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. However, given 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 result in significant additional vehicular movements that have a negative impact on the air quality.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							

Nash Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								
<p>The proposed use of the land at Nash Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could have a positive effect on the objectives relating to land resources and contamination; and protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</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. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use. In addition, the proposed use of the site would have an uncertain impact on the objective of improving choice of travel mode.</p>								

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

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

Nash Road, off Ashburton Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 30 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	-	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	There are relatively few facilities within convenient walking distance of the site and the site is in excess of 250m from a bus stop, more than 400m from a Quality Bus Corridor and more than 800m from a train, Metrolink or bus station. The proposed use of the site could therefore increase car use and have a negative impact on participation in walking and cycling. Each of the proposed uses therefore has the potential to have a negative impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Nash Road, off Ashburton Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.

Nash Road, off Ashburton Road, Trafford Park								
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 employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, the exact nature of any future employment use is unknown and, taking into account the size of the site and the scale of development it would be likely to accommodate, there is therefore only a low level of certainty about the impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is immediately adjacent to a wildlife corridor. Given this proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset. Each of the proposed uses of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	-	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The site is partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and will therefore require some mitigation. As such the proposed use of the site would have a negative impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	++	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Nash Road, off Ashburton Road, Trafford Park								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	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 high risk contaminated land. As such, the proposed use of the site would have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	N/A	N/A	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site not within an AQMA, the use of the site for employment development would inevitably generate additional traffic and there are relatively few facilities within convenient walking distance of the site. The site is also in excess of 250m from a bus stop, more than 400m from a Quality Bus Corridor and more that 800m from a train, Metrolink or bus station. The proposed use of the site could therefore increase car use and have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							

Nash Road, off Ashburton Road, Trafford Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								



Nash Road, off Ashburton Road, Trafford Park								
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 employment development has the potential to have a positive impact on several sustainability objectives. In particular, the proposed use of the site could create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships and could also have some positive effect on the objectives relating to crime</p> <p>The use of the site for employment development could also have a positive impact on a number of environmental objectives. Specifically, by resulting in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially high risk contaminated land, the proposed use of the site could have a major positive effect on the objective that relates to land resources and contamination and some positive impact on the objective of improving water quality. The proposed use of the site also has the potential to have a major positive effect on the objective of reducing the environmental impacts of consumption and production and some positive effect on the objective of reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and the proposed use has the potential to have a negative effect on the objectives relating to air quality; reducing the effects of traffic on the environment; and choice of travel mode. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p> <p>The site is immediately adjacent to a wildlife corridor and this proximity to a designated natural asset means that the proposed use of the site has the potential to have a negative impact on the objective that relates to biodiversity. In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change.</p>								

<b>Key for effects</b>					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

<b>Site Address</b>	Trafford Park Bakery		
<b>Site Reference</b>	Employment Site 72068		
<b>Proposed Use</b>	Employment	<b>Site Area</b>	0.5 ha

Trafford Park Bakery								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is located in Trafford Park Core and is surrounded by other employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Trafford Park Bakery								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	

Trafford Park Bakery								
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 employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, the proposed use would have an uncertain impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on the objective. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed use is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	++	++	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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Trafford Park Bakery								
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 an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	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 high risk site. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is within an AQMA and the redevelopment of this site for use for employment development would have the potential to generate a degree of traffic. In addition, the site is not within 400m of a Quality Bus Corridor or within 800m of a bus/train/Metrolink station. As such, the proposed use of the site could have a negative impact on the objective. However, as the exact nature of any future employment use on the site, and the amount of traffic it would generate, is presently unknown, there is only a low level of certainty about this impact.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	

Trafford Park Bakery								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Trafford Park Bakery								
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 Trafford Park Bakery site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford’s economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The use of the site for employment development would have the potential to generate additional traffic in an AQMA. As such, the proposed use of the site would have the potential to result in a negative impact on the objective relating to air quality and would have an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site would also have an uncertain impact on the objectives relating to improving the choice of transport mode and has the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. In addition, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.</p>								

**Key for effects**

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

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

Trafford Park Waste Transfer Station								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is 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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is within 250m of a bus stop and is located in close proximity to on-road cycle lanes on Trafford Park Road and Trafford Wharf Road. There are however few facilities within convenient walking distance of the site and the site is not within 400m of a Quality Bus Corridor or 800m of a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is located in Trafford Park Core and is surrounded by other employment uses. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	



Trafford Park Waste Transfer Station								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, taking into account the size of the site and quantum of development it would be likely to accommodate, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	
	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown and it is uncertain whether any proposed employment use would generate more or less traffic than the existing use of the site as a waste transfer station. As such, the proposed use would have an uncertain impact on the objective.							

Trafford Park Waste Transfer Station								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is located within 300m of a wildlife corridor and is adjacent to the Trafford Ecology Park SBI. The use of the site has the potential to have a negative impact on these designated natural assets and, as a result, could have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The site is 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 employment development has the potential to increase flood risk elsewhere and could require some mitigation. As such the proposed use of the site could have a negative impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area.	

Trafford Park Waste Transfer Station								
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 would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>E7. Protect and improve water quality</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The site is within 250m of a watercourse and its use for employment development would enable the remediation of a site that is identified by the Council's Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. As such, the proposed use of the site has the potential to have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any land contamination on the site is having an impact on the quality of a nearby watercourse, there is only a low level of certainty about this impact.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but its use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any proposed employment use would generate more or less traffic than the existing use of the site as a waste transfer station. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Trafford Park Waste Transfer Station								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>releasing the potential of all residents particularly in areas of disadvantage</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, taking into account the size of the site and quantum of development it would be likely to accommodate, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Trafford Park Waste Transfer Station								
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 Trafford Park Waste Transfer Station site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. The proposed use of the site could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, the proposed use could result in the remediation of an area of potentially high risk contaminated land and therefore has the potential to have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. Parts of the site are at a medium risk of flooding and the proposed use of the site could therefore have a negative effect on the objective relating to reducing the impacts of climate change. In addition, the site is adjacent to a SBI and located in close proximity to a wildlife corridor and the development of the site could have a negative impact on these designated natural assets and on the objective relating to biodiversity, flora and fauna. The use of the site for employment development would also have an uncertain impact on the objectives that relate to traffic and air quality due to it presently being unknown whether any future employment use on the site would generate more or less vehicular movements than the existing use of the site as a waste transfer station.</p>								

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

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

Land to the West of Fifth Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is less than 250m from a bus stop and there are a number of shops and facilities within walking distance of the site. The site is also in close proximity existing cycle lanes and proposed cycle routes that will form part of the Strategic Active Travel Network. The site is however in excess of 400m from a Quality Bus Corridor and more than 800m from a train, Metrolink or bus station. As such, there is only a low level of certainty that the proposed use would have a positive impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the West of Fifth Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is situated within 200m of a number of industrial/employment premises that have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Land to the West of Fifth Avenue								
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 250m of a bus stop and there are a number of facilities within convenient walking distance of the site. The use of the site for employment development would however inevitably generate additional traffic and, given the size of the site and the scale of development it could accommodate, the amount of traffic that could be generated would have the potential to have some negative impact on the objective. Nevertheless, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about the impact on this objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is not within 300m of a SSSI, SBI, wildlife corridor or area of semi-natural greenspace and the proposed use of the site is unlikely to have a significant impact on these designated natural assets. As such, the proposed use is unlikely to have a significant impact on the objective. The site is however further than 300m from an area of local open space and, given its size, there are unlikely to be any opportunities to create open space on site. As such, the proposed use is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. The site is also located within the Trafford Park low carbon growth area where the use of low carbon technologies is specifically encouraged. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The entire site is within Flood Zone 2 and, as such, it is considered to be at a medium risk of flooding. The proposed use of the site could therefore increase flood risk elsewhere and may require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.							



Land to the West of Fifth Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	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 potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Although the site is located within close proximity of a bus stop, it is also within an AQMA. Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site and the scale of development it would have the potential to accommodate, it is considered that the use of the site for employment development has the potential to generate additional traffic in the AQMA. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the</b>	0	0	0	Medium	N/A	N/A		

Land to the West of Fifth Avenue								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	There are no Conservation Areas within 300m of the site. The grade II listed Trafford Park Hotel is situated to the north west of the site. This designated heritage asset is however almost 300m from the site and is separated from it by existing built development. In addition, the setting of this building is heavily influenced by existing employment and commercial development. The proposed use of the site is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is within 3km of the Old Trafford Priority Regeneration Area and is linked to this area by high frequency public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land to the West of Fifth Avenue								
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 to the west of Fifth Avenue for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and some positive effect on the objectives that relate to choice of travel mode; and reducing crime. The proposed use could also have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and could therefore have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, given the size of the site and the scale of development it could accommodate, it would have the potential to generate additional traffic in an AQMA and could have a negative impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p> <p>The proposed use of the site would also result in development taking place within Flood Zone 2 and could therefore have a negative impact on the objective relating to reducing the impacts of climate change. In addition, the proposed use of the site is unlikely to have the potential to provide new open space or enhance existing open space or wildlife habitat within 300m of the development and could therefore have a negative impact on the objective relating to biodiversity and open space.</p>								

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

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

Land between Twinning Road and Thompson Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site therefore has the potential to significantly improve the use of public transport and/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.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land between Twinning Road and Thompson Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The site is not situated within 200m of a number of any major sources of noise pollution that have been identified by Defra. As such, the proposed use of the site for employment development is unlikely to have any significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	
	The use of the site for employment development would inevitably generate a degree of traffic. The exact nature of the employment use is however presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements. As such, and taking into account the size of the site and scale of development it is likely to accommodate, it is considered to be uncertain whether the amount of traffic that would be generated by the use of the site would have a significant impact on the objective.							

Land between Twinning Road and Thompson Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The Manchester Ship Canal wildlife corridor is situated to the north of the site. Given the proximity of the site to this wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	++	++	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 offers 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.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	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 high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							

Land between Twinning Road and Thompson Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E7. Protect and improve water quality</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site for employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The 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.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but the redevelopment of this site for use for employment development would inevitably generate a degree of traffic. However, the exact nature of any future employment use on the site is presently unknown and it is therefore uncertain whether any additional traffic generated would result in significant additional vehicular movements that have a detrimental impact on local air quality. As such, the proposed use would have an uncertain impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	0	0	0	Medium	N/A	N/A		
	The site is within 300m of Barton-upon-Irwell Conservation Areas and the grade II* listed Barton Bridge. The site is however separated from both of these features by a large scale commercial building and, as such, the proposed use of the site is unlikely to have a significant impact on the setting of these designated heritage assets. Consequently, the use of the site is unlikely to have a significant impact on this objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

Land between Twinning Road and Thompson Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>releasing the potential of all residents particularly in areas of disadvantage</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								



Land between Twinning Road and Thompson Road								
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 between Twinning Road and Thompson Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. However, as it is presently uncertain whether any additional traffic generated by the development would result in significant additional vehicular movements, the impact on these two objectives is presently uncertain. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified wildlife corridor. In the absence of formal ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.</p>								

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

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

Land to the west of Twinning Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. The site is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site therefore has the potential to significantly improve the use of public transport and/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.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Land to the west of Twinning Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce poverty and social exclusion. The site is not however within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is accessible from these areas by public transport. Consequently, the proposed use has the potential to have a positive impact on this objective. However, there is only a low level of certainty that the use of the site for employment development would have a significant impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The site is not situated within 200m of a number of any major sources of noise pollution that have been identified by Defra. As such, the proposed use of the site for employment development is unlikely to have any significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is located in relatively close proximity to a bus stop and a major bus station. It is also within reasonably close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. Nevertheless, the re-use of the site for employment development would inevitably generate a degree of traffic and, given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it would generate. However, as the exact nature of the employment use is presently unknown, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.							

Land to the west of Twinning Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The Bridgewater Canal SBI and wildlife corridor is adjacent to the site. Given the proximity of the site to this wildlife corridor and SBI, the use of the site for employment development could have a negative impact on this designated natural asset and therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	+	+	Medium	Local	Long term		
	The site is almost entirely within flood zone 1. A very small part of the northern section of the site is within Flood Zone 2 and pockets of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, it is considered that each of the proposed uses could have some positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	++	++	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is within an area that was identified in the Greater Manchester Waste DPD as being suitable for waste management facilities. The use of the site for employment therefore has the potential to incorporate on-site waste management facilities and could, as a result, have a major positive impact on the objective. There is however only a low level of certainty over this as it is presently unknown whether any employment development would incorporate on-site waste management facilities.							
<b>E6. Conserve land resources and</b>	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	

Land to the west of Twinning Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>reduce land contamination</b>	The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area	
	The site is an area of previously developed land that is immediately adjacent to the Bridgewater Canal. The development of the site could improve the appearance of the site and enhance the setting of this watercourse and could also eliminate a potential source of contaminants. Accordingly, each of the proposed uses have the potential to have a positive impact on the objective.							
<b>E8. Protect and improve air quality</b>	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	Whilst the type of employment that would be delivered on the site is presently unknown, given the size of the site, and the scale of development it would have the potential to accommodate, it is considered that the use of the site for employment development has the potential to generate additional traffic and associated vehicular emissions. The site is not however within an AQMA and is also served by public transport. As such, there is only a low level of certainty that the proposed use would have a negative impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	0	0	0	Medium	N/A	N/A		
	The site is within 300m of Barton-upon-Irwell Conservation Areas, the grade II* listed Barton Bridge and the grade I listed Church of All Saints. The site is however separated from both of these features by a large scale commercial building and, as such, the use of the site for employment development is unlikely to have a significant impact on the setting of these designated heritage assets. Consequently, the use of the site is unlikely to have a significant impact on this objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use would result in employment development taking place in one of the focus areas identified by Core Strategy Policy W1.3 and would have the potential to comply with W1.6 which identifies Trafford Park Core as a focus for modern industrial, storage and distribution and office development. The proposed use of the site therefore has the potential to have a major positive impact on the objective.							
<b>EC2. Reducing disparities by</b>	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

Land to the west of Twinning Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>releasing the potential of all residents particularly in areas of disadvantage</b>	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within 3km of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, Core Strategy policy W1 identifies Trafford Park as a location where office development may take place. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								
<p>The proposed use of the land to the west of Twinning Road for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objective of enhancing Trafford's economic performance and could have some positive effect on the objectives relating to poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially high risk contaminated land and therefore could therefore have a major positive effect on the objective relating to land resources and contamination; and some positive effect on the objective of protecting and improving water quality. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing the effects of climate change; reducing contributions to climate change; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic that could result in a negative impact on the objective relating to reducing the effects of traffic on the environment and have an uncertain impact on the objective of protecting air quality. The proposed use has the potential to have a negative impact on the objective relating to biodiversity due to the proximity of the site to an identified SBI. In the absence of formal ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.</p>								

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

Craven Road, Broadheath West									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>									
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	Housing	+	+	+	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		
	The proposed use of the site for residential development would result in the provision of housing on a site that is within the urban area and which is also within the Broadheath Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to 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 such, the use of the site for housing could have a positive impact on the objective. The site has not previously been identified for residential development 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.								
<b>S2. Improve accessibility for all to essential services and facilities</b>	Housing	++	++	++	High	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	High	Local	Long term		
	There are a number of service and facilities within walking distance of the site, including a primary school. The site is also within 400m of a Quality Bus Corridor and is within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing or employment development 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 Regeneration Area that is a focus for significant levels of development. Consequently, there is a good 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.								
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all</b>	Housing	++	++	++	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	Employment	++	++	++	Medium	Local	Long term		

Craven Road, Broadheath West									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>communities.</b>	There are a number of facilities within convenient walking distance of the site, including a primary school, and the site is less than 250m from a bus stop. The eastern part of the site is also within 400m of the A56 Quality Bus Corridor and the site is in relatively close proximity to a number of existing and proposed cycle routes that form part of the Active Travel Network. The use of the site for housing or employment development therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective.								
<b>S4. Reduce crime, disorder and the fear of crime</b>	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		
	The site is located in close proximity to a range of uses, including residential and employment uses. The use of the site for housing or employment development would have the potential to be designed in accordance with Core Strategy policy L7.4 and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
<b>S5. Reduce poverty and social exclusion</b>	Housing	++	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	++	++	++	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. 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. The use of the site for employment development would result in the provision of employment opportunities within an accessible location in a Regeneration Area and could therefore help reduce poverty and social exclusion. The use of the site for employment development could therefore also have a major positive impact on this objective.								
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing or employment development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
<b>S7. Improve qualifications and skills of the resident population</b>	Housing	0	++	++	Medium	Local	Long term		
	Employment	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 use of the site for housing therefore has the potential to have a major positive impact on the objective. The use of the site for employment development has the potential to generate apprenticeships in a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								



Craven Road, Broadheath West									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S8. Improve the health and, inequalities in health of the population</b>	Housing	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 300m of areas of open space and the use of the site for housing therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
<b>S9. Protect and improve local neighbourhood quality</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	The 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.								
<b>Environment</b>									
<b>E1. Reduce the effect of traffic on the environment</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	The use of the site for housing or employment development 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. 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, as such, the development of the site for 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 both of the proposed uses may not lead to an increase in congestion and would therefore be unlikely to have a significant impact on the objective.								
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	Housing	+	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	Employment	+	+	+	Low	Local	Long term		
	The site is not within 300m of a SSSI, SBI or area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this by existing built development and the use of the site for housing or employment development is therefore unlikely to have an adverse impact on any designated natural assets. The site is within 300m of existing areas of greenspace and both of the proposed uses has the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.								
<b>E3. Reduce contributions</b>	Housing	+	+	+	Low	Local	Long term	Secondary impacts	Use of the development management process

Craven Road, Broadheath West									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>to climate change</b>	Employment	+	+	+	Low	Local	Long term	associated with climate change	to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the use of the site for housing or employment development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
<b>E4. Reduce impact of climate change</b>	Housing	++	++	++	Medium	Local	Long term		
	Employment	++	++	++	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 either housing or employment development could have a major positive impact on the objective.								
<b>E5. Reduce the environmental impacts of consumption and production</b>	Housing	?	?	?	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.
	Employment	?	?	?	Low	Local	Long term		
	Given the size of the site, its proposed use for housing or employment development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, both of the proposed uses would have an uncertain impact on the objective.								
<b>E6. Conserve land resources and reduce land contamination</b>	Housing	+	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	Employment	+	+	+	Medium	Local	Long term		
	The site comprises of an area of previously developed land that is identified as potentially medium risk contaminated land by the Trafford Contaminated Land Prioritisation Mapping. Both of the proposed uses of the site therefore have the potential to result in the reclamation of some contaminated land and could therefore have a positive effect on the objective.								
<b>E7. Protect and improve water quality</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Whilst the proposed use of the site for housing or employment development 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. As such, both of the proposed uses of site would be unlikely to have a significant impact on water quality.								
<b>E8. Protect and improve air quality</b>	Housing	0	0	0	Low	N/A	N/A		
	Employment	0	0	0	Low	N/A	N/A		

Craven Road, Broadheath West									
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 or employment development would inevitably generate some traffic and result in some vehicular emissions. Nevertheless, the site is not within 200m of an AQMA and is less than 400m from a Quality Bus Corridor and there are a number of facilities within walking distance of the site. In addition, it is recognised that the existing use of the site for employment development would already generate some traffic and associated vehicular emissions. Consequently, and taking into account the scale of development that is likely to be delivered on the site, it is considered that both of the proposed uses are unlikely to have a significant impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	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 housing or employment development is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, both of the proposed uses of the site is unlikely to have a significant impact on this objective.								
<b>Economic</b>									
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	Housing	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	Employment	++	++	++	Medium	Local	Long term		
	The site was allocated for employment development in the UDP and, as such, its proposed 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 Core and, given that the Employment Land Study shows a surplus of employment sites, it is considered that the use of the site for housing would be unlikely to have any significant effect on the objective. In addition, the Trafford Employment Land Study recommended that this site should be removed from future supply due to planning permission having been granted for residential development on the site. The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and could also be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The use of the site for employment development could therefore have a major positive impact on the objective.								
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	++	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The proposed use of the site for housing is not an employment use and is unlikely to have any significant effects on the objective. The use of the site for employment development has the potential to result in the provision of employment and training opportunities in a location that is within a Regeneration Area and less than 3km from Sale West Priority Regeneration Area. The use of the site for employment development could therefore have a major positive impact on the objective.								
<b>EC3. Enhance Trafford's</b>	Housing	0	0	0	Medium	N/A	N/A		

Craven Road, Broadheath West									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
<b>image as a tourism destination</b>	Employment	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 proposal to support the culture and tourism offer will be supported. As such, the proposed use of the site for housing or employment development is unlikely to have a significant effect on the objective.								
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	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 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.								
<b>EC5. Improve the social and environmental performance of the economy</b>	Housing	0	0	0	Medium	N/A	N/A		
	Employment	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 would also be unlikely to have a significant impact on this objective.								
<b>Sustainability Summary</b>									

Craven Road, Broadheath West									
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 land off Craven Road for housing or employment development has the potential to have a positive impact a number of sustainability objectives. In particular, both of the proposed uses would result in development taking place in an accessible location within Broadheath Regeneration Area and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; enhancing transport infrastructure and choice of travel mode; and reducing poverty and social exclusion. Both of the uses would also have some positive impact on the objective relating crime and fear of crime and a major positive effect on the objective relating to education and skills.</p> <p>The use of the site for housing or employment development would also have a positive effect on several environmental objectives. Specifically, each use would have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on the objective relating to reducing the effects of traffic on the environment; biodiversity; reducing contributions to climate change. In addition, the use of the site for housing or employment development would result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. Consequently, both of the proposed uses could have a positive impact on the objective relating to land resources and contaminated land.</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 could also have some positive effect on the objective relating to health. The proposed use of the site for employment development would be unlikely to have a significant impact on either of these objectives. It would however have the potential to have a major positive impact on the objectives relating to enhancing Trafford's economic performance and reducing economic disparities.</p> <p>Neither of the proposed uses would have a negative impact on any of the objectives. Both of the proposed uses would however have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>									

<b>Key for effects</b>					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

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

Lyon Industrial Estate, Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of service and facilities within walking distance of the site, including a primary school, and the site is also less than 250m from a bus stop and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	+	+	Low	Local	Long term		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 proposed cycle routes that will form part of the Strategic Active Travel Network. The proposed use of the site for employment development could therefore have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or within 800m 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.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	

Lyon Industrial Estate, Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The proposed uses of the site would result in the provision of employment opportunities within a Regeneration Area. The proposed use of the site could therefore have a major positive impact on this objective by contributing to the regeneration of this area and generating employment opportunities that could help reduce poverty.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	++	++	Low	Local	Long term		
	The use of the site for employment development has the potential to generate apprenticeships in a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The site is in excess of 200m from the nearest major source of noise identified by Defra and the proposed use of the site for employment development is unlikely to have any significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for employment 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.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure enhancements to public transport provision.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. However, the use of the site for employment development would inevitably generate a degree of traffic and the site is not located within 400m of a Quality Bus Corridor or within 800m of a train/Metrolink station. As such, it is considered that each of the proposed uses has the potential to have some negative impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.

Lyon Industrial Estate, Atlantic Street, Broadheath								
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 use of the site for employment development is unlikely to have a significant impact on these designated natural assets. The proposed use of the site does however have the potential to have a positive impact on this objective by providing new or enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	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 offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use therefore has the potential to have a positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	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.
	The use of the site for employment development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. As such, the proposed use of the site could have a positive impact on the objective.							
<b>E7. Protect and improve water</b>	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	



Lyon Industrial Estate, Atlantic Street, Broadheath								
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 could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site for employment development could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure enhancements to public transport provision as part of the wider developments in the Carrington area.  Application of maximum parking standards.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. In addition, the site is in excess of 200m from the nearest AQMA. The use of the site for employment development would however inevitably generate some traffic and result in some vehicular emissions. In addition, the site is in excess of 400m from a Quality Bus Corridor and more than 800m from a train/Metrolink station. As such, the proposed use of the site would have an uncertain impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	The site is within 300m of the grade II listed Linotype and Machinery Works office building. The site is however separated from this designated heritage asset by existing built development and by the Bridgewater Canal. The proposed use of the site is therefore unlikely to have a significant effect on the either landscape of townscape character.							
<b>Economic</b>								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and would also have the potential to be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The use of the site for employment development could therefore have a major positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The use of the site for employment use development has the potential to generate employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is within the Broadheath Regeneration Area. The use of the site for employment development could therefore have a positive impact on the objective.							

Lyon Industrial Estate, Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.								
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.								
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.								
<b>Sustainability Summary</b>								
<p>The proposed use of the site for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would support the regeneration of Broadheath Regeneration Area and could result in the creation of a number of employment and training opportunities in this area. As such, the proposed use of the site could have a major positive impact on the objectives relating to; education and skills; reducing poverty and social exclusion; enhancing Trafford's economic performance; and reducing economic inequalities. The proposed use of the site could also have a major positive impact on the objectives that relate to crime and access to services and facilities and some positive effect on the objective of enhancing transport infrastructure and choice of travel mode.</p> <p>The use of the site for employment development could also have a positive effect on several environmental objectives. Specifically, it could have some positive impact on the objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change. In addition, the proposed use could result in the remediation of a site that has been identified by the Council's Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land and could therefore have a positive impact on the objectives relating to land resources and contaminated land and water quality.</p> <p>The proposed use of the site would however generate additional traffic. As a result, the use of the site for employment could have a negative impact on the objective of reducing the effects of traffic on the environment and would have an uncertain impact on the objective of protecting air quality. There is however only a low level of certainty about the impact on each of these objectives. Each of the proposed uses would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p>								

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

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

<b>Land at Dairyhouse Lane, Broadheath</b>								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is less than 400m from a bus stop and within 30 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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	+	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site, including a neighbourhood centre on Seamon's Road, and the site is within 400m of a bus stop and in close proximity to existing and proposed cycle routes on the Strategic Active Travel Network. As such, the proposed use of the site has the potential to have some positive impact on the objective. There is however only a low level of certainty over this impact as the site is not within 400m of a Quality Bus Corridor or within 800m of a train/Metrolink station.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is adjacent to an existing employment area but does adjoin areas of open space. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social</b>	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	

Land at Dairyhouse Lane, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>exclusion</b>	The proposed uses of the site would result in the provision of employment opportunities within Broadheath Regeneration Area. As such, the proposed use of the site could contribute to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use of the site has the potential to have a major positive impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	++	++	++	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships in a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The site is not situated within 200m of any identified sources of noise pollution and it is considered that the proposed use of the site is unlikely to have any significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is within 400m of a bus stop and there are some facilities within convenient walking distance of the site. The use of the site for employment development would however inevitably generate additional traffic and, given the size of the site and the scale of development it could accommodate, the amount of traffic that could be generated would have the potential to have some negative impact on the objective. Nevertheless, as the exact nature of the employment use is presently unknown, there is only a low level of certainty about the impact on this objective.							

Land at Dairyhouse Lane, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is immediately adjacent to a designated wildlife corridor. Given this proximity of the wildlife corridor, the use of the site for employment development could have a negative impact on this designated natural asset and, by extension, on the objective of protecting biodiversity, flora and fauna. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not the development would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	+	+	+	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 being within a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding but its development for employment could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site could have a positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	?	?	?	Low	Local	Long term	Reduced need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for employment 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.							

Land at Dairyhouse Lane, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E6. Conserve land resources and reduce land contamination</b>	-	-	-	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release additional greenfield land.
	The site does not comprise of previously developed land and the use of the site for employment development would therefore result in the loss of some greenfield land. As such, the proposed use of the site would have a negative impact on the objective.							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The site is within 50m of a watercourse. Nevertheless, the development of the site would not result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially contaminated land. As such, the development of the site is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA and the type of employment that would be delivered on the site is presently unknown. Nevertheless, given the size of the site and the scale of development it could accommodate, it is considered that the use of the site for employment development has the potential to generate additional traffic which would result in an associated increase in vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	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.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	

Land at Dairyhouse Lane, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and also has the potential to be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The proposed use of the site could therefore have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	++	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment 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. The proposed use of the site could therefore have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	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 unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								

Land at Dairyhouse Lane, Broadheath								
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 Dairyhouse Lane for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location within a Regeneration Area and which is identified as a focus area for economic development in the Core Strategy. The proposed use of the site therefore has the potential to have a major positive impact on the objectives relating to Trafford's economic performance; reducing economic disparities; and reducing poverty and social exclusion. The proposed use of the site could also create some employment opportunities and apprenticeships within a Regeneration Area and therefore has the potential to have a major positive impact on the objective that relates to education and skills. Other social objectives that the use of the site could have a positive impact on include those that relate to crime; improving access to services and facilities; and improving choice of travel mode.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. Specifically, it could have a positive impact on include those relating to reducing the effects of climate change; and reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several environmental objectives. The use of the site for employment development would have the potential to generate additional traffic and associated vehicular emissions. As such, it would have the potential to result in a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. The proposed use of the site would also have a negative impact on the objective that relates to conserving land resources due to the proposed use of the site resulting in the loss of an area of greenfield land. In addition, due to the proximity of the site to a designated wildlife corridor, any development on the site could have a negative effect on the objective that relates to biodiversity. Lastly, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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



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

Land to the south of Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	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.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	Secure contributions towards enhancing public transport services.
	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 proposed cycle routes that will form part of the Strategic Active Travel Network and is within 400m of a Quality Bus Corridor and less than 800m from a railway/Metrolink station. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Land to the south of Atlantic Street, Broadheath								
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 employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it presently being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
<b>S5. Reduce poverty and social exclusion</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The proposed uses of the site would result in the provision of employment opportunities within Broadheath Regeneration Area. The proposed use of the site could therefore have a major positive impact on this objective by contributing to the regeneration of this area and generating employment opportunities that could help reduce poverty.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	++	++	Low	Local	Long term		
	The use of the site for employment development has the potential to generate apprenticeships in a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for employment 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.							

Land to the south of Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Medium	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Application of maximum parking standards to encourage the use of sustainable modes of travel.
	The proposed use of the site has the potential to generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. The site is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. As such, the proposed use of the site has the potential to increase the use of public transport. In addition, it is recognised that the existing use of the site for employment development will already generate some traffic. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the proposed use of the site would have any significant impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	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.							
<b>E3. Reduce contributions to climate change</b>	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.							
<b>E4. Reduce impact of climate change</b>	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.							

Land to the south of Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E5. Reduce the environmental impacts of consumption and production</b>	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.
	The use of the site for employment development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	
	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing high risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>E7. Protect and improve water quality</b>	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.							
<b>E8. Protect and improve air quality</b>	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 the proposed use would have a significant impact on the objective.							

Land to the south of Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	0	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.  Secure high standards of design
	The grade II listed former Lloyds bank and post office is situated to the north of the site on Manchester Road. There is also a grade II listed building to the south of the site on the opposite side of the Bridgewater Canal. Any employment development that took place on the site could potentially have some impact on the setting of these heritage assets, depending on the scale and form of any development that came forward. The setting of these heritage assets is however already influenced by large scale employment and commercial units in the vicinity. As such, it is considered to be uncertain whether the proposed use of the site would have any significant impact on the setting of these heritage assets or on the objective of protecting townscape character.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	0	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity	
	The use of the site for employment development would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and would also have the potential to be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. The use of the site for employment development could therefore have a major positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	The use of the site for employment use development has the potential to generate employment and training opportunities in a location that is within 3km of Sale West Priority Regeneration Area and which is within the Broadheath Regeneration Area. The use of the site for employment development could therefore have a positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term</b>	0	0	0	Medium	N/A	N/A		

Land to the south of Atlantic Street, Broadheath								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>sustainability of Trafford's Town Centres</b>	The use of the site for employment development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that the use of the site for employment purposes is also unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.								
<b>Sustainability Summary</b>								
<p>The proposed use of the land to the south of Atlantic Street for employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would support the regeneration of Broadheath Regeneration Area and could result in the creation of a number of employment and training opportunities in this area. As such, the proposed use of the site could have a major positive impact on the objectives relating to education and skills; reducing poverty and social exclusion; enhancing Trafford's economic performance; and reducing economic inequalities. The proposed use of the site could also have a major positive impact on the objectives that relate to crime. In addition, the site is in an accessible location that is within convenient walking distance of a number of services and facilities, immediately adjacent to a proposed cycle route that will form part of the Strategic Active Travel network and less than 400m from a Quality Bus Corridor and less than 800m from a railway/Metrolink station. The proposed use of the site could therefore also have a major positive effect on the objectives that relate to improving access to services and facilities and enhancing transport infrastructure and choice of travel mode.</p> <p>The use of the site for employment development could also have a positive effect on several environmental objectives. Specifically, by having the potential to result in the remediation of an area of contaminated land, the proposed use of the site could have a major positive impact on the objective that relate to conserving land resources and some positive impact on the objective of protecting water quality. The proposed use could also have some positive effect on the objectives of reducing contributions to climate change and reducing the impacts of climate change.</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 site is also adjacent to a wildlife corridor and the proposed use of the site for employment development could potentially have an impact on this designated natural asset. As such, the proposed use of the site could also have a negative impact on the objective that relates to biodiversity, flora and fauna.</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 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

Policy EM3 - Local Employment Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon access to services and facilities. As such, it is unlikely to have a significant impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon transport infrastructure or choice of travel mode. As such, it is unlikely to have a significant impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life	
	Any new development delivered in the Local Employment Areas 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.							
<b>S5. Reduce poverty and social exclusion</b>	++	++	++	Medium	Local	Long Term	Improved quality of life	
	The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs. The policy identifies a series of Office Area where the Council will permit development for offices and small-scale commercial/community uses. The policy also identifies a series of Industrial Areas where the Council will permit development for small-scale business, industry and warehousing uses. A number of the Local Employment Areas identified by the policy are within or in close proximity to Priority Regeneration Areas and Regeneration Areas. The policy could therefore support the creation of a significant number of employment opportunities that are physically accessible for those living within Priority Regeneration Areas. It could therefore have a major positive impact on the objective. The level of certainty of this impact is not however high as it is recognised that the provision of employment development in close proximity to areas of deprivation does not guarantee that employment opportunities created would be filled by those presently affected by poverty and social exclusion.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							

Policy EM3 - Local Employment Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Local	Medium	Improved quality of life	Use of 106 agreements to secure training opportunities
	The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs. The policy could therefore support the creation of training opportunities and apprenticeship and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.							
<b>S9. Protect and improve local neighbourhood quality</b>	+	+	+	High	Local	Long Term	Secondary impacts on perceptions of the area	
	By seeking to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs, the policy could support the delivery of improvements to neighbourhoods in need of enhancing. The policy could therefore have some positive impact on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	-	-	-	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Secure enhancements to public transport provision.
	The provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and a number of these areas are located in close proximity to roads that have been identified by the LDF Transport Modeling as already experiencing some congestion. Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. In addition, the policy states that B1 office development would only be permitted in the identified Industrial Areas where, inter alia, it would be accessible by sustainable transport modes. As such, there is only a low level of certainty that the policy would have a negative impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	-	-	-	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The policy promotes employment development in a number of Local Employment Areas. Several of these areas are immediately adjacent to designated wildlife corridors. Given this proximity of the wildlife corridor, directing employment development to these locations could have some negative impact on designated natural assets and, by extension, on the objective of protecting biodiversity, flora and fauna. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
<b>E3. Reduce contributions to climate change</b>	?	?	?	Low	Borough wide	Long Term		



Policy EM3 - Local Employment Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered would incorporate these measures. Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. In addition, the policy states that B1 office development would only be permitted in the identified Industrial Areas where, inter alia, it would be accessible by sustainable transport modes. Nevertheless, the provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and associated carbon emissions. As such, the policy would have an uncertain impact on the objective.							
<b>E4. Reduce impact of climate change</b>	+	+	+	Low	Local	Long Term		
	The policy would direct development to locations that are largely within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SUDS. The policy therefore has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within this area would incorporate SUDS.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	?	?	?	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 development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	++	++	++	Medium	Local	Long Term		
	The policy directs employment development to a series of Local Employment Areas. Any development within the sites identified in the policy would offer the opportunity to address issues of land contamination and redevelop previously developed land. Many of the Local Employment Areas listed in the policy were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing areas of medium and high risk contaminated land. The policy therefore has the potential to have a major positive impact on the objective and would also have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
<b>E7. Protect and improve water quality</b>	+	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The policy has the potential to result in the remediation of areas of contaminated land that are a potential source of contaminants to nearby watercourses. The policy could therefore have some positive impact on the objective. There is however only a low level of certainty over this impact as it is not presently known whether these sites are a source of pollutants for nearby watercourses.							
<b>E8. Protect and improve air quality</b>	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.  Secure tree planting and other green infrastructure provision

Policy EM3 - Local Employment Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p>Many of the identified Local Employment Areas are however well served by public transport and several are located in close proximity to Quality Bus Corridors and/or Metrolink stations. Nevertheless, the provision of small-scale business, industry and warehousing uses in the identified Industrial Areas and new office development in the Office Areas would inevitably generate some additional traffic and associated vehicular emissions. A number of the sites are also within/adjacent to an AQMA. It is therefore considered that the policy has the potential to have some negative impact on the objective. It is however recognised that the loss of these Local Employment Areas could result in local residents having to travel further to access employment opportunities which may have a greater negative impact on the objective. As such, there is only a low level of certainty about the impact on the objective.</p>							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	<p>By seeking to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs, the policy could support the delivery of improvements to neighbourhoods in need of enhancing. The policy could therefore have some positive impact on local townscape character.</p>							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth</b>	++	++	++	High	Local	Long Term	Secondary impacts on job creation and prosperity.	
	<p>The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs. The policy therefore has the potential to have a major positive impact on the objective.</p>							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	++	++	++	Medium	Local	Long Term	Improved quality of life	
	<p>The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs. The policy identifies a series of Office Area where the Council will permit development for offices and small-scale commercial/community uses. The policy also identifies a series of Industrial Areas where the Council will permit development for small-scale business, industry and warehousing. A number of the Local Employment Areas identified by the policy are within or in close proximity to Priority Regeneration Areas and Regeneration Areas. The policy could therefore support the creation of a significant number of employment opportunities that are physically accessible for those living within Priority Regeneration Areas. It could therefore have a major positive impact on the objective.</p>							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	0	0	0	Medium	N/A	N/A		
	<p>The policy is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, the policy is unlikely to have an impact on the objective.</p>							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	?	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Include a requirement for office development in the Office Areas to comply with national guidance.

Policy EM3 - Local Employment Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy supports the provision of office development within a number of Local Employment Areas. Whilst the policy specifies that any office development in the Industrial Areas must meet the relevant criteria in national planning guidance, it does not have the same requirement for proposals for office development in the identified Office Areas. Consequently, given that the scale of office development in these areas is unclear, it is uncertain whether the policy could have some impact on the sustainability of Trafford's town centres. It is however recognised that a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. In addition, the PPS4 Assessment for B1 Office Floorspace in Trafford (2010) demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough which results in a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford. Consequently, there is only a low level of certainty that the policy would have any impact on this objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	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								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. The policy seeks to ensure that a series of Local Employment Areas are retained for employment purposes to meet local needs in Old Trafford, Stretford, Sale and Altrincham. The policy could therefore result in the provision of a range of employment opportunities in locations that are in close proximity to identified Priority Regeneration Areas and Regeneration Area. The policy therefore has the potential to have a major positive impact on the objectives related to Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion.</p> <p>The provision of employment development in these locations could also have a positive effect on the objective relating to education and skills by generating apprenticeships. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. The policy could also encourage development that enhances the physical appearance of the area and therefore has the potential to have a positive impact on the objectives of improving local neighbourhood quality and enhancing townscape character. In addition, as the development of the sites identified by the policy could lead to the redevelopment of areas of potentially contaminated land, the policy could have a major positive impact on the objective relating to conserving land resources and some positive impact on the objective of protecting water quality.</p> <p>The policy could however direct development to a number of locations that are adjacent to designated natural assets and could therefore have a negative impact on the objective that relates to biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. In addition, the policy could also result in a significant amount of office development taking place in an out of centre location and may therefore have an uncertain impact on the objective that relates to the sustainability of Trafford's town centres.</p>								

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

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

Warehouse off Brindley Road, Cornbrook Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would result in development taking place in a location that is in close proximity to a neighbourhood centre and is within walking distance of a range of local facilities. The site is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is in close proximity to on-road cycle routes. It is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and within walking distance of a neighbourhood centre on Seymour Grove/Talbot Road. 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 have a major positive impact on the objective.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site for employment development would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for employment could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							

Warehouse off Brindley Road, Cornbrook Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>S5. Reduce poverty and social exclusion</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would result in the provision of employment opportunities in an accessible location within Old Trafford Priority Regeneration Area. Consequently, the proposed use could help reduce poverty and exclusion and has the potential to have a positive impact on this objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	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.							
<b>S7. Improve qualifications and skills of the resident population</b>	0	++	++	Low	Local	Long term		
	The proposed use of the site for employment development would have the potential to generate apprenticeships in a Priority 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.							
<b>S8. Improve the health and, inequalities in health of the population</b>	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56, Chester Road and the Metrolink line, all of which have been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to sources of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Warehouse off Brindley Road, Cornbrook Business Park								
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 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and there are a number of facilities within convenient walking distance of the site. The use of the site for employment development would however have the potential to generate additional traffic. Nevertheless, the site is presently in employment use and the exact nature of any future employment use is presently unknown. As such, it is uncertain whether the proposed use would have a significant impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	0	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to secure biodiversity gains in the development through, for example, tree planting or green roofs.
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. The site is within 300m of a wildlife corridor but it is separated from this feature by existing built development and, as such, the use of the site for employment development is unlikely to have an adverse impact on this natural asset. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it presently being uncertain whether or not any development delivered on the site would make a contribution towards improving biodiversity/greenspace.							
<b>E3. Reduce contributions to climate change</b>	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
<b>E4. Reduce impact of climate change</b>	0	+	+	Medium	Local	Long term		
	The site is almost entirely within Flood Zone 1. A very small part of the northern section of the site is however within Flood Zone 2 and parts of the site are within a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The redevelopment of the site development could however offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site has the potential to have a positive impact on the objective.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Warehouse off Brindley Road, Cornbrook Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
<b>E6. Conserve land resources and reduce land contamination</b>	0	+	+	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 potentially medium risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
<b>E7. Protect and improve water quality</b>	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk contaminated land. The site is not however within 250m of a watercourse and, as such, the redevelopment of the site for employment development is unlikely to have a significant impact on the objective.							
<b>E8. Protect and improve air quality</b>	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.  Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.  Application of maximum car parking standards to encourage sustainable transport choices.
	The site is within an AQMA. It is however also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar Metrolink station and there are a number of facilities within convenient walking distance of the site. In addition, the site is presently in employment use and the exact nature of any future employment use, and the amount of traffic it would generate, is presently unknown. As such, it is uncertain whether the proposed use would have a significant impact on the objective.							
<b>E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities</b>	0	0	0	Medium	N/A	N/A		
	The Empress Conservation Area is situated to the east of the site. This designated heritage asset is however separated from the site by existing built development and the Metrolink line. As such, the use of the site for employment development is unlikely to have a significant impact on the setting of any designated heritage assets and is therefore unlikely to have a significant impact on this objective.							
<b>Economic</b>								
<b>EC1. Enhance Trafford's high performance and sustainable</b>	0	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	

Warehouse off Brindley Road, Cornbrook Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>economy to provide a powerful contribution to regional growth</b>	The proposed use would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site therefore has the potential to have a positive impact on the objective.							
<b>EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage</b>	0	++	++	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is within Old Trafford Priority Regeneration Area and, as such, it is considered that the proposed use has the potential to have a major positive impact on the objective.							
<b>EC3. Enhance Trafford's image as a tourism destination</b>	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.							
<b>EC4. Encourage the long term sustainability of Trafford's Town Centres</b>	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, it is considered that the use of the site for employment development would be unlikely to have a significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
<b>Sustainability Summary</b>								



Warehouse off Brindley Road, Cornbrook Business Park								
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 employment development has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of development in an accessible location within Old Trafford Priority Regeneration Area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and improving choice of travel mode. The proposed use could also have a major positive impact on the objective relating to skills and education by generating apprenticeships. It could also create employment opportunities and support economic growth. As such, it has the potential to have a major positive impact on the objectives of enhancing Trafford's economic performance and reducing economic inequalities; and some positive effect on the objective relating to poverty and social exclusion.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and could therefore have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. In particular, the proposed use of the site has the potential to generate additional traffic and would have an uncertain impact on the objectives of protecting air quality and reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

**Key for effects**

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

Policy EM4 – Davenport Green Employment Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>Social</b>								
<b>S1. Achieve a better balance and mix in the housing market between availability and demand</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
<b>S2. Improve accessibility for all to essential services and facilities</b>	+	+	+	Low	More than local	Long Term	Improved quality of life	
	<p>The policy includes provision for community facilities, such as small scale convenience retail, although these are limited in scale to that required to support the needs of the users of the site. Whilst Davenport Green is well relate to areas of deprivation outside of the plan area (Wythenshawe, Manchester), it is not well related to many of Trafford's more deprived areas. Consequently, due to the likely ancillary nature of these facilities and its relationship to areas of deprivation, it is considered that the provision of these on site facilities is unlikely to have a significant impact on the sub objectives of improving access to services for the most deprived areas of the borough.</p> <p>Nevertheless, the development area will be accessible by a range of alternative modes of transport, which will provide residents with better access to this facility. Therefore, the policy could have some positive impact on this objective but the level of certainty is only low.</p>							
<b>S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.</b>	+	+	+	Medium	More than local	Long Term		
	The site is not located in particularly close proximity to existing public transport facilities. It is however within 500m of the orbital cycle route around Manchester Airport and there is an established network of Sustrans cycle routes surrounding the location. In addition, the policy states that development will only be permitted where it will be accessible by a range of alternative modes of transport. It also requires an appropriate travel plan to accompany any planning applications in order to raise awareness of public transport, walking and cycling and car share options. The policy therefore has the potential to have a positive impact on transport infrastructure and choice of travel mode.							
<b>S4. Reduce crime, disorder and the fear of crime</b>	++	++	++	Medium	Local	Long Term	Secondary Impacts on quality of life	
	Any new development delivered at the Davenport Green Employment Site 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.							
<b>S5. Reduce poverty and social exclusion</b>	++	++	++	Medium	Borough wide	Long Term	Improved quality of life	

Policy EM4 – Davenport Green Employment Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposals would result in the creation of a significant number of employment opportunities. Whilst the site is not well-related to many of Trafford's more deprived areas where the need for jobs is greatest, it is well related to areas of deprivation outside the plan area, such as Wythenshawe. In addition, the policy requires development at Davenport Green to deliver a range of transport improvements to connect the site to the wider public transport network, which would improve the accessibility of employment opportunities available in the area. In addition, it is recognised that Core Strategy policy R4 states that development in this location will only be permitted if it will contribute significantly to the regeneration priorities set out in policy L3. As such, it is considered that the policy has the potential to have a significant positive impact on the objective.							
<b>S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity</b>	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							
<b>S7. Improve qualifications and skills of the resident population</b>	+	+	+	Low	Borough wide	Medium	Improved quality of life	Use of 106 agreements to secure training opportunities
	The policy supports the delivery of a high quality, sustainable B1 business/office employment related development. The policy could therefore support the creation of training opportunities and apprenticeship and have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.							
<b>S8. Improve the health and, inequalities in health of the population</b>	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The policy has the potential to result in improvements to health by providing access to a new and extensive rural park. The Trafford Green and Open Spaces Assessment of Need Update (2009) established that Hale Barns is an area deficient in accessible greenspace by 5.35 hectares. Therefore through the provision of a rural park, the policy has the potential to have a positive impact on the objective and its sub-objective of increasing participation in, and access to, sport and physical activity facilities. There is however only a low level of certainty over this impact as the provision of opportunities for participation in sport and recreation does not necessarily guarantee that local residents would choose to participate in these activities.							
<b>S9. Protect and improve local neighbourhood quality</b>	0	0	0	Medium	N/A	N/A		
	The policy would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
<b>Environment</b>								
<b>E1. Reduce the effect of traffic on the environment</b>	+	+	+	Low	More than local	Long Term		

Policy EM4 – Davenport Green Employment Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy requires development at the Davenport Green site to improve public transport infrastructure which will improve the sustainability of the location as a focus for development and recreation, making it accessible by a choice of modes of transport. The policy also specifies that development must not have an adverse impact on the efficient functioning of the M56, prevent the free operation of the approach roads to Manchester Airport or have a harmful effect on the conditions on other local roads. As such, the policy should have some positive impact on the objective of reducing the effects of traffic on the environment. Nevertheless, given that the site is presently not well served by public transport and is located in close proximity to the motorway, there is only a low level of certainty that the policy would have a positive impact on the objective.							
<b>E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features</b>	+	+	+	Medium	Local	Long term	Improved image of Trafford	
	The proposals would result in the loss of a significant amount of greenfield land. Much of the site is currently in agricultural use, comprising of a large number of fields bounded by trees and hedgerows. There are several ponds and small areas of woodland, the most significant of which are Davenport Green Wood and a small species rich area of wet grassland, both of which are designated as a Site of Biological Interest. The policy does however require that development proposals provide sufficient safeguards to protect, enhance and preserve environmental assets both on and adjacent to the site. The policy also requires 99ha of the site to be protected, enhanced and managed for ecological interest and recreational access. The policy therefore has the potential to have a positive impact on the objective.							
<b>E3. Reduce contributions to climate change</b>	+	+	+	Low	Borough wide	Long Term	Secondary impacts associated with climate change	
	The policy requires all buildings and structures to be built to the highest possible standard of environmental construction methods. In addition, the woodland planting proposed as part of the rural park and the protection of existing areas of woodland could contribute to the sequestration of carbon dioxide. The policy does however have the potential to generate significant volumes of additional traffic. Nevertheless, the policy requires development at the Davenport Green site to improve public transport infrastructure which will improve the sustainability of the location as a focus for development and recreation, making it accessible by a choice of modes of transport. The policy also specifies that development must not have an adverse impact on the efficient functioning of the M56, prevent the free operation of the approach roads to Manchester Airport or have a harmful effect on the conditions on other local roads. As such, the policy could have some positive impact on the objective.							
<b>E4. Reduce impact of climate change</b>	+	+	+	Medium	Local	Long Term		
	Davenport Green is within a Critical Drainage Area and the Level 2 SFRA demonstrates that parts of the site have some susceptibility to surface water flooding. However, with the use of SUDs, it is considered that the development proposals would have a positive impact on the sub-objective of minimising the risk of flooding and increasing the use of SUDs. The development would also help to mitigate the effects of climate change by providing additional habitat for species through the creation of a rural park.							
<b>E5. Reduce the environmental impacts of consumption and production</b>	?	?	?	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 development proposed by the policy could result in some waste being managed on site within Trafford Park Core. However, at present there is insufficient information to determine the impacts of development on the objective.							
<b>E6. Conserve land</b>	-	-	-	Medium	Local	Long Term		

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

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

Policy EM4 – Davenport Green Employment Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<b>term sustainability of Trafford's Town Centres</b>	The policy supports the provision of office development at Davenport Green but is that any such provision must meet the tests specified within Policy R4.3 and R4.4 of the Trafford Local Plan. In addition, the policy specifies that any other main town centre uses must satisfy all relevant criteria in national planning guidance and that any community facilities, such as small scale convenience retail, will be limited to supporting the needs of the users of the site. As such, the policy is unlikely to have any significant impact on the objective.							
<b>EC5. Improve the social and environmental performance of the economy</b>	+	+	+	Medium	Local	Long Term		
	The proposals would result in the provision of a rural park. The policy also incorporates a range of measures which would be implemented to ensure the built development achieves a high standard of sustainability and is accessible by public transport. As such, the policy could have a positive impact on the social and environmental performance of the economy.							
<b>Sustainability Summary</b>								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. In particular, by supporting the provision of a high quality business park in an area that is attractive to market, visible from the motorway closely related to Airport City and the Medi-Park, the policy has the potential to have a major positive impact on the objectives relating to enhancing Trafford's high economic performance. Although Davenport Green is not well-related to many of Trafford's more deprived areas where the need for jobs is greatest, it is well-related to areas of deprivation outside of the plan area, such as Wythenshawe. The policy also requires measures to be taken to improve the accessibility of the site and it is therefore considered that the policy also has the potential to have a positive impact on the objectives relating to reducing poverty and social exclusion; and reducing disparities. By requiring the protection of existing biodiversity on site and improving the ecological and recreational value of Davenport Green through the creation of a rural park, the policy also has the potential to have a positive impact on the objectives relating to health; the image of Trafford as a tourism destination; and protecting open space, biodiversity, flora and fauna. The provision of a rural park, together with the protection of the setting of nearby listed buildings and the retention of key landscape features, should ensure that the proposals have a positive impact on the objective of protecting and enhancing landscapes and townscape character.</p> <p>Davenport Green is located in an area that is defined as being within the least accessible parts of the Borough by the Developer Contributions to Highway and Public Transport Schemes SPD. The site is presently not well served by public transport and is located in close proximity to the motorway network. Nevertheless, the policy requires a range of measures to be implemented to improve the accessibility of the site and also specifies that the development of the site must not have an adverse impact on the efficient functioning of the M56, prevent the free operation of the approach roads to Manchester Airport or have a harmful effect on the conditions on other local roads. The policy therefore has the potential to have a positive impact on the objectives that relate to enhancing transport infrastructure and choice of travel mode and reducing the effect of traffic on the environment. In addition, as any new development would have the potential to be built in accordance with policy L7.4 of the Core Strategy, the policy could have a major positive impact on the objective that relates to crime and fear of crime. Other objectives that the policy could have a positive impact on include those that relate to access to services and facilities; improving qualifications and skills; reducing contributions to climate change; reducing the impacts of climate change; and the social and environmental performance of the economy.</p> <p>However, the development of the site would lead to the permanent loss of a significant area of greenfield area and is unlikely to offer the opportunity to reduce land contamination in the Borough. As a result it is considered that the policy could have a negative impact on the objective relating to conserving land resources and its sub-objective of increasing the proportion of development built on previously developed land. The impact of the proposals on the objectives of protecting air quality and reducing the environmental impacts of consumption and production is also considered to be uncertain.</p>								

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