

Appendix M

Town Centres

Policy TC1 - Town Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres	
	Policy TC1 recognises that residential uses may be appropriate in town centre locations. Accordingly, this policy could make a contribution to Trafford's housing mix.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Borough Wide	Long Term	Improved Quality of Life	
	This policy puts a strong emphasis upon locating new services and facilities in the town centres of Sale, Stretford and Urmston. These form some of the borough's most accessible locations and are all located in close proximity to Quality Bus Corridors and Metrolink or railway stations. Focussing development in these town centres could help to address some of the deficiencies in existing provision identified by the Trafford Retail and Leisure Study (2007), particularly in Stretford. As a consequence, policy TC1 should help improve accessibility for all to services and facilities							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Borough Wide	Long Term	Improved Quality of Life	
	This policy puts a strong emphasis upon locating new services and facilities in the town centres of Sale, Stretford and Urmston. These form some of the borough's most accessible locations and are all located in close proximity to Quality Bus Corridors and Metrolink or railway stations. As a consequence, policy TC1 should help improve accessibility for all to services and facilities							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Borough Wide	Long Term		
	Encouraging a range of uses in the town centres of Sale, Stretford and Urmston would bring people into them, increasing the usage of these centres outside of shop hours providing natural surveillance which could help to reduce incidents of crime and fear of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Improved quality of life	
	This policy will lead to the creation of a range of employment opportunities in highly accessible locations that are located in relatively close proximity to identified Priority Regeneration Areas and/or Regeneration Areas. The policy therefore has the potential to have a positive impact upon reducing poverty and social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long Term		
	The policy provides support for the provision of a range of facilities to serve the proposed communities within Sale, Stretford and Urmston. The policy could therefore have a positive impact on the objective.							
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		

Policy TC1 - Town Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and skills of the resident population	Although there may some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	Unlikely to have any significant effects							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	The Trafford Retail and Leisure Study (2007) identified that Stretford Town Centre was in need of urgent improvements and highlighted that the exterior façade of the Mall and the existing centre layout configuration is visually unattractive and creates an inward looking centre which 'turns its back' on one of the most prominent retail frontages (A56) within the Borough. By seeking to direct investment to town centres this policy offers the opportunity to redevelop vacant or underused sites and improve the design and quality of the public realm in each of the town centres, including Stretford. The policy therefore has the potential to have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on air quality and contributions to climate change	
	The protection of the existing Primary Shopping Areas in Sale, Stretford and Urmston town centres and the provision of new development in these centres should help ensure the maintenance and provision of shops and other local facilities to serve surrounding communities. The policy could therefore have a positive impact on the objective by reducing the need to travel by car to access services and facilities. The provision of mixed uses within the town centre should also encourage 'linked trips' and thereby also help reduce the need to travel. In addition, the policy could help to address some of the deficiencies in existing provision identified by the Trafford Retail and Leisure Study (2007), particularly in Stretford, and thereby reduce the need to travel.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	Unlikely to have any significant effects							
E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long Term		
	The new developments promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered within the town centres would incorporate these measures. The policy would however protect the primary shopping area of the town centres and could therefore help local communities to meet their needs locally without having to travel by car. As such, the policy could have some positive impact on carbon emissions from the transport sector.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	Unlikely to have any significant effects.							

Policy TC1 - Town Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long Term		
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long Term		
	The policy would direct development to locations that comprises predominantly of previously developed land and contain a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated land. The policy therefore has the potential to have a positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Medium	Local	Long Term	Secondary impacts on biodiversity	
	The policy would direct development to locations that comprises predominantly of previously developed land and contain a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially contaminated land. Both Sale and Stretford town centres are in relatively close proximity to the Bridgewater Canal and the policy could therefore have some positive effect on water quality by leading to the remediation of contaminated sites and eliminating potential sources of pollutants. There is however only a low level of certainty over this impact as it is uncertain whether any of these sites are a source of pollutants of nearby watercourses.							
E8. Protect and improve air quality	?	?	?	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	
	Investment in Town Centres would result in development taking place in locations that will be well served by public transport. Nevertheless, the proposed investment in Sale, Stretford and Urmston Town Centres has the potential to generate some additional vehicular movements in these areas and these centres are within/adjacent to defined AQMAs. The policy would therefore have an uncertain impact on air quality.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	Investment in the Town Centres of Sale, Stretford and Urmston would offer the opportunity to enhance their townscape character and the setting of a number of designated heritage assets.							
Economic								
EC1. Enhance Trafford's	++	++	++	Medium	Local	Long Term	Reduced Deprivation	

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

Policy TC1 - Town Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>This policy has the potential to have a positive impact on a wide range of sustainability objectives. In particular, the policy would support the vitality and viability of Trafford's town centres, which are key drivers of the economy, and would therefore have a major positive effect on the objectives that relate to enhancing Trafford's economic performance and encouraging the long term sustainability of Trafford's town centres. By encouraging the provision of a range of employment opportunities, services and facilities in these centres, which are some of the Borough's most high accessible locations, the policy could also have a major positive effect on the objective relating to accessibility; and some positive effect on the objectives concerned with poverty and social exclusion; choice of travel mode; reducing economic disparities; reducing the effects of traffic on the environment; and reducing contributions to climate change.</p> <p>Other objectives that the policy could have a positive impact on include those that relate to townscape character; Trafford's image as a tourism destination; conserving land resources; water quality; neighbourhood quality; crime; and achieving a better balance and mix in the housing market.</p> <p>However, the policy would have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on each of these objectives.</p>								

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

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

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on housing delivery and, as such, is unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on social exclusion and quality of life	
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Option 2 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre it is also unlikely to have a significant impact on the objective. Option 3 could result in an expanded town centre that offers a wider range of services and facilities. The inclusion of this area may also assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, Option 3 could have some positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on social exclusion and quality of life	
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Option 2 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre it is also unlikely to have a significant impact on the objective. However, Option 3 could assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, this option could have some positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Option 3	0	0	0	Medium	N/A	N/A		
	The choice of boundary option for Sale town centre is unlikely to have a significant impact on crime or fear of crime. Consequently, it is unlikely to have a significant impact on the objective.								
S5. Reduce poverty and social exclusion	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Option 2 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre it is also unlikely to have a significant impact on the objective. Option 3 would result in a more significantly expanded town centre which could create additional opportunities for the provision of services and facilities, retail and other employment generating uses. As such, options 3 could have some positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on community facilities and identity and, as such, is unlikely to have a significant impact on the objective.								
S7. Improve qualifications and skills of the resident population	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on qualifications and skills. As such, it is unlikely to have a significant impact on the objective.								
S8. Improve the health and, inequalities in health of the population	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on this objective.								
Environment									

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
E1. Reduce the effect of traffic on the environment	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a Metrolink Station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car and have a positive impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on biodiversity or open space. As such, it is unlikely to have a significant impact on the objective.								
E3. Reduce contributions to climate change	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts associated with climate change	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a Metrolink Station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have some positive impact on the objective by reducing greenhouse gas emissions from the transport sector.								
E4. Reduce impact of climate change	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to a location that comprises largely of land within Flood Zone 1. Sections of the area are considered to be susceptible to surface water flooding. However, it is considered each of the options could have some positive impact on the objective.								
E5. Reduce the 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 choice of boundary option for Sale town centre is unlikely to have a significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have a significant impact on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	Each of the options have the potential to encourage the redevelopment of previously developed land and could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. Consequently, each of the proposed uses would have the potential to have a positive impact on the objective.								
E7. Protect and improve water quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land which are adjacent to the Bridgewater Canal. Each of the options therefore has the potential to have a positive impact on the objective by eliminating a potential source of contaminants for this watercourse.								
E8. Protect and improve air quality	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts associated with climate change	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a Metrolink Station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have some positive impact on the objective by reducing emissions from the transport sector.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on prosperity and deprivation	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		
	Each of the options could encourage increased use of the town centre and support some opportunities for economic development. As such, each option could have a positive impact on the objective. However, Option 3 would result in a significantly expanded town centre which could create additional opportunities for economic development and the provision of employment generating uses. As such, Option 3 could have a significant positive impact on the objective.								
EC2. Reducing disparities by releasing the potential	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
of all residents particularly in areas of disadvantage	Option 3	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Option 2 would result in some increase in the town centre, given the relatively small number of units that would be included within the centre it is unlikely to significantly increase employment opportunities or have a significant impact on the objective. Option 3 would result in a more significantly expanded town centre which could create additional opportunities for the provision of retail and other employment generating uses. As such, options 3 could have some positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	?	?	?	Low	Local	Long term		
	The Trafford Retail and Leisure Study (2007) identified a need to consolidate and enhance the retail offer available within Sale town centre but concluded that there was no overriding requirement or need for any additional convenience retail in Sale. Both Options 1 and 2 would consolidate the existing town centre and would focus investment in this area. As such, both options would support the development of a strong town centre core and have the potential to have a positive impact on the objective. Whilst Option 3 could provide opportunities for new town centre uses that will attract visitors to Sale Town Centre, the addition of this existing area would provide opportunities for existing units to change their use to town centre uses, particularly retail, which could dissipate footfall and weaken the existing primary shopping area. As such, this option would have an uncertain impact on the objective.								
EC5. Improve the social and environmental performance of the economy	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 choice of boundary option for Sale town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.								
Sustainability Summary									

Sale Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>All three of the options for defining the Sale town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives.</p> <p>All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options would also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources; reducing the impacts of climate change; and protecting water quality.</p> <p>All three of the options would also help ensure that town centres uses are directed to locations that are accessible by a choice of modes of transport. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change; and protecting air quality.</p> <p>All three of the options have the potential to have a positive impact on the objective of enhancing Trafford's economic performance. However, as Option 3 would result in a significantly expanded town centre this option may present more opportunities for commercial and employment development, this option could therefore have a significant positive impact on this objective. Option 3 could also have some positive impact on the objectives that relate to access to services and facilities; choice of transport mode; poverty and deprivation; and reducing economic disparities. However, whilst both Option 1 and 2 could have a positive impact on the objective of encouraging the sustainability of Trafford's town centres, Option 3 would have an uncertain impact on this objective due to it not being clear whether this option would dissipate footfall and weaken the existing primary shopping area.</p>									

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

Policy SAL1 - Sale Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres	
	Policy SAL1 recognises that residential uses may be appropriate in Sale Town Centre and identifies residential uses as potentially being appropriate at both the Square Shopping Centre and Washway Road/School Road/Hayfield Road sites. Accordingly this policy will make a contribution to Trafford's housing mix.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	More than local	Long Term	Improved quality of life	
	The policy puts a strong emphasis upon locating new facilities and services in Sale Town Centre and seeks to protect existing shops within the Primary Shopping Area. Sale Town Centre is one of Trafford's four main shopping centres and is in an accessible location that is adjacent to a Quality Bus Corridor and contains a Metrolink station. The policy should therefore help improve accessibility to essential services and facilities and would therefore have a major positive effect on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long Term	Improved quality of Life	
	This policy puts strong emphasis upon locating new facilities and services in Sale Town Centre. Sale Town Centre is one of Trafford's four main shopping centres and is one of the Borough's more accessible locations. This policy should therefore help ensure that local shops, services and facilities are available to serve local communities and are directed to locations that are accessible by public transport, walking and cycling. The policy also promotes enhancements to public transport facilities in the vicinity of the town centre. The policy would therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	Any new development within Sale Town Centre at the identified Action 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 positive impact on the objective. In addition, the redevelopment of the Action Areas could generate additional activity in the centre and support the provision of natural surveillance and thereby enhance public safety and security and reduce fear of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improved quality of Life	
	This policy will lead to the creation of a range of employment opportunities in a highly accessible location. A number of the uses proposed by the policy, such as the hotel and commercial office developments, could create employment opportunities. As such, by creating employment opportunities that are physically accessible by a choice of means of transport, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long Term	Improved quality of Life	
	The policy provides support for the provision of a range of facilities including community and leisure facilities to serve communities within the Square Shopping Centre site and the Land at Washway Road, School Road and Hayfield Street. The policy could therefore have a positive impact on the objective.							

Policy SAL1 - Sale Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	Overall the policy is unlikely to have a significant impact upon health and, as such, it is unlikely to have a significant impact on the objective. Although any residential development on the Land at Washway Road, School Road and Hayfield Street would be within 200m of a major source of noise pollution identified by Defra.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	Policy SAL1 supports public realm enhancements and the redevelopment of gateway sites in Sale Town Centre. This should have a positive impact upon local neighbourhood quality.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon emissions and air quality.	
	The provision of services, facilities and employment opportunities in Sale town centre which is accessible by public transport should help to reduce the need to travel by car. The provision of a mix of uses within the Square Shopping Centre and on the Land at Washway Road, School Road and Hayfield Street should also encourage 'linked trips' which would also reduce the need to travel.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	Sale Town Centre falls within 300m of a wildlife corridor. The proposed re-development of the Square Shopping Centre and Land at Washway Road, School Road and Hayfield Street could have an impact on this wildlife corridor. Nevertheless, both of these sites are separated from this wildlife corridor by existing built development and, as such, it is considered that the policy is unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long Term		
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered within the town centre would incorporate these measures. The policy would support the provision of services, facilities and employment opportunities in Sale town centre which is accessible by public transport and the provision of a mix of uses in the Action Areas should also encourage 'linked trips'. As such, the policy has the potential to reduce the need to travel by car and could therefore have a positive impact on carbon emissions associated with the transport sector.							
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off

Policy SAL1 - Sale Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would direct development to locations that are within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SuDS. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the town centre would incorporate SuDS. However, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long Term		
	The policy would direct development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium risk contaminated land. The policy therefore has the potential to have a positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to a nearby watercourse. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is uncertain whether these potentially contaminated sites are a source of pollutants to the adjacent watercourses.							
E8. Protect and improve air quality	0	0	0	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services.
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, Washway Road, Hayfield Street, and School Road are designated as AQMAs and the policy would result in development being directed to these areas. The development proposed by the policy, particularly the provision of residential units and community facilities, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. However, because the Town Centre is well served by public transport and also because a detailed air quality management assessment has not been undertaken, it is considered that the policy is unlikely to have a significant impact on this objective							
E9. Protect and enhance	+	+	+	Medium	Local	Long Term		

Policy SAL1 - Sale Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
the diversity and distinctiveness of landscape and townscape character and cultural facilities	Investment in Sale Town Centre would offer the opportunity to enhance the townscape character and improve cultural facilities. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Local	Long term	Secondary impacts on job creation and prosperity.	
	The policy promotes a mix of uses within Sale Town Centre including a new convenience retail floorspace and office accommodation within the Square Shopping Area and a hotel, retail and office floorspace at the Land at Washway Road, School Road and Hayfield Street. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.	
	The policy would result in development being directed to accessible locations within the town centre. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend	
	The policy would support the provision of a variety of businesses, leisure and tourism uses in the Sale Town Centre. It also specifically supports the provision of a hotel at the Land at Washway Road, School Road and Hayfield Street. The policy could therefore have a positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	High	Local	Long Term	Improved perceptions of the areas	
	This policy would help improve the long term vitality and viability of Sale Town Centre by directing new facilities and services to the area. The policy is therefore likely to have a significant positive impact upon the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	Unlikely to have any significant impacts							
Sustainability Summary								

Policy SAL1 - Sale Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. The policy would result in development taking place in locations that are well served by public transport and would result in the provision of a range of services and facilities to support the proposed residential communities within Sale. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure. Through leading to the provision of a mix of uses, including residential units, within the town centre the policy could also have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; local neighbourhood quality; and community identity and welfare.</p> <p>Through supporting the provision of local facilities that are within convenient walking distance of local communities and accessible by a choice of modes of transport, the policy could also have a positive impact on the environmental objectives concerned with reducing the effects of traffic on the environment and reducing contributions to climate change.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and water quality. However, the policy would have the potential to have an uncertain impact on the objective relating to the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on this objective.</p> <p>The policy has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objective of reducing disparities; and enhancing Trafford's image as a tourism destination.</p>								

Key for effects

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

Policy SAL2 – Sale Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy does not identify sites for housing development and is therefore unlikely to have a significant impact on the objective of achieving a better balance and mix in the housing market.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	The policy supports public realm enhancements and accessibility improvements in order to support the sustainable development of Sale town centre. The policy could therefore improve access to essential services and facilities located within the town centre and have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Local	Long Term		
	The policy encourages accessibility improvements in order to support the sustainable development of Sale Town Centre. The policy could therefore result in some enhancements to transport infrastructure or improve choice of travel mode. The policy could therefore have some positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon crime. As such, it is unlikely to have any impact on the objective.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon poverty and social exclusion. As such, it is unlikely to have any impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon health. As such, it is unlikely to have a significant impact on the objective							

Policy SAL2 – Sale Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	The policy offers the opportunity to provide public realm enhancements and accessibility improvements. It could therefore improve existing neighbourhood quality. As such, the policy has the potential to have some positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists.
	Sale town centre 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 policy seeks to deliver accessibility improvements to Sale town centre. It does not specify whether these measures would improve access to the town centre by private car or by public transport, walking and cycling. Nevertheless, given that the policy states that the accessibility improvements are to support the sustainable development of the town centre, the intention of the policy is seemingly to support the delivery of measures that would improve access to the centre by walking, cycling and public transport. As such, the policy could support some modal shift away from travelling by private car and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon biodiversity, open space or geological and geomorphological features.. As such, it is unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long Term	Secondary impacts on carbon emissions and air quality.	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists.
	The policy seeks to deliver accessibility improvements to Sale town centre. It does not specify whether these measures would improve access to the town centre by private car or by public transport, walking and cycling. Nevertheless, given that the policy states that the accessibility improvements are to support the sustainable development of the town centre, the intention of the policy is seemingly to support the delivery of measures that would improve access to the centre by walking, cycling and public transport. As such, the policy could support some modal shift away from travelling by private car and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the impacts of climate change. As such, it is unlikely to have a significant impact on the objective.							
E5. Reduce the	0	0	0	Medium	N/A	N/A		

Policy SAL2 – Sale Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental impacts of consumption and production	The policy is unlikely to have a significant impact upon the environmental impacts of consumption and production. As such, it is unlikely to have a significant impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon land resources or contamination. As such, it is unlikely to have a significant impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon water quality. As such, it is unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	+	+	+	Low	Local	Long Term	Secondary impacts on health	Clarify that the policy will support measures that improve access to the town centre, particularly for pedestrians and cyclists.
	Sale Town Centre falls partly within an Air Quality Management Area. The policy seeks to deliver accessibility improvements to Sale town centre. It does not specify whether these measures would improve access to the town centre by private car or by public transport, walking and cycling. Nevertheless, given that the policy states that the accessibility improvements are to support the sustainable development of the town centre, the intention of the policy is seemingly to support the delivery of measures that would improve access to the centre by walking, cycling and public transport. As such, the policy could support some modal shift away from travelling by private car and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	Investment in the public realm in Sale Town Centre would offer the opportunity to enhance the townscape character and could also enhance the setting of a number of listed buildings. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on Trafford's economic performance. As a result, is unlikely to have any significant impact on the objective.							
EC2. Reducing disparities	0	0	0	Medium	N/A	N/A		

Policy SAL2 – Sale Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
by releasing the potential of all residents particularly in areas of disadvantage	The policy is unlikely to have a significant impact on economic disparities and, as a result, is unlikely to have any significant impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long Term	Improved perceptions of the areas	
	Public realm enhancements and accessibility improvements offer the opportunity to provide better access to the town centre which will enhance its vitality and viability. As such, the policy could have a positive impact upon the objective							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a number of objectives. In particular, the delivery of public realm enhancements and accessibility improvements to Sale town centre could improve perceptions of the centre and increase the number of visitors to the centre. As such, the policy could enhance the vitality and viability of the centre and have a positive impact on the objective of encouraging the sustainability of Trafford's town centres. The public realm enhancements could also enhance the setting of nearby listed buildings and improve streetscapes. The policy therefore also has the potential to have some positive effect on the objectives that relate to townscape character and local neighbourhood quality.</p> <p>By supporting the delivery of measures to improve access to the town centre the policy could have a positive impact on the objectives that relate to improving access to services and facilities; and enhancing choice of travel mode. The policy does not specifically state that the Council will support measures that improve access to the town centre by walking, cycling and public transport rather than by private car. However, the policy does state that the Council will support accessibility improvements in order to support the sustainable development of Sale Town Centre. The intention of the policy is therefore seemingly to support the delivery of measures that would improve access to the centre by sustainable modes of transport. As such, the policy could support some modal shift away from travelling by private car and could have a positive impact on the objectives that relate to reducing the effects of traffic on the environment; reducing the impacts of climate change; and protecting air quality.</p> <p>The proposed policy would not have a negative or uncertain impact on any of the objectives.</p>								

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

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

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on housing delivery and, as such, is unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on social exclusion and quality of life	
	Option 3	+	+	+	Medium	Local	Long term		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on access to services and facilities. Both option 2 and 3 would result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. The Trafford Retail and Leisure Study (2007) identified a number of quantitative and qualitative deficiencies in the current retail and leisure offer and the larger town centre boundaries proposed by Options 2 and 3 could also support an enhanced provision of services and facilities. Both of these options could therefore have some positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on social exclusion	
	Option 3	+	+	+	Medium	Local	Long term		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on access to services and facilities. Both option 2 and 3 would result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and encourage walking, cycling and the use of public transport. Both of these options could therefore have some positive impact on the objective.								

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on crime or fear of crime. Consequently, it is unlikely to have a significant impact on the objective.								
S5. Reduce poverty and social exclusion	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Option 3	+	+	+	Medium	Local	Long term		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Both option 2 and 3 would result in an expanded town centre which could create additional opportunities for the provision of services and facilities, retail and other employment generating uses. As such, both options 2 and 3 could have some positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on community facilities and identity and, as such, is unlikely to have a significant impact on the objective.								
S7. Improve qualifications and skills of the resident population	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on qualifications and skills. As such, it is unlikely to have a significant impact on the objective.								
S8. Improve the health and, inequalities in health of the population	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The Trafford Retail and Leisure Study (2007) identifies that Stretford Town Centre is in need of urgent improvements and highlights that the exterior façade of the Mall is visually unattractive. Each of the options could encourage improvements to the Mall and could therefore have a positive impact on local neighbourhood quality. However, both Options 2 and 3 would include a greater number of vacant/underused sites, such as the Essoldo Cinema and the Drum Public House. Both of these options therefore have the potential to have a more significant impact on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		
	All three of the options could support additional development which addresses Stretford's existing quantitative and qualitative deficiencies in its retail and leisure offer, as identified by the Trafford Retail and Leisure Study (2007). Consequently, each of the options could reduce the need for local residents to travel. Each of the options would also result in development being directed to an accessible location that is adjacent to Quality Bus Corridors and a Metrolink Station. As such, each of the options would have a positive impact on the objective. Options 2 and 3 would however result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, both of these options have the potential to have a more significant positive impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Option 1	0	0	0	Medium	N/A	N/A	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Option 2	-	-	-	Low	Local	Long term		
	Option 3	-	-	-	Low	Local	Long term		
	Both options 2 and 3 would include land adjacent to the Bridgewater Canal within the town centre. This section of the Bridgewater Canal is a designated wildlife corridor and, as such, any development in this location has the potential affect a designated natural asset. Both of these options could therefore have a negative impact on this 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. Option 1 would not include land adjacent to the Bridgewater Canal within the town centre boundary and would be unlikely to have any significant impact on the objective.								
E3. Reduce contributions to climate change	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts associated with climate change	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	All three of the options could support additional development which addresses Stretford's existing quantitative and qualitative deficiencies in its retail and leisure offer, as identified by the Trafford Retail and Leisure Study (2007). Consequently, each of the options could reduce the need for local residents to travel. Each of the options would also result in development being directed to an accessible location that is adjacent to Quality Bus Corridors and a Metrolink Station. As such, each of the options could encourage sustainable forms of travel and reduce carbon emissions from the transport sector. Options 2 and 3 would however result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, both of these options have the potential to have a more significant positive impact on the objective.								
E4. Reduce impact of climate change	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to a location that comprises largely of land within Flood Zone 1. Sections of the area are considered to be susceptible to surface water flooding. However, it is considered each of the options could have some positive impact on the objective.								
E5. Reduce the 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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have a significant impact on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options have the potential to encourage the redevelopment of previously developed land and could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. Consequently, each of the proposed uses would have the potential to have a positive impact on the objective.								
E7. Protect and improve water quality	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity and perceptions of the area.	
	Option 3	+	+	+	Medium	Local	Long term		

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	All three of the options could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. However, only options 2 and 3 would encourage the redevelopment of sites adjacent to the Bridgewater Canal. Both of these options therefore have the potential to have a positive impact on the objective by eliminating a potential source of contaminants for this watercourse and supporting development that could improve its setting.								
E8. Protect and improve air quality	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on health, particularly amongst those who suffer from respiratory illnesses	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		
	Each of the options would result in development taking place within an AQMA. All three of the options could however support additional development which addresses Stretford's existing quantitative and qualitative deficiencies in its retail and leisure offer, as identified by the Trafford Retail and Leisure Study (2007). Consequently, each of the options could reduce the need for local residents to travel. Each of the options would also result in development being directed to an accessible location that is adjacent to Quality Bus Corridors and a Metrolink Station. As such, each of the options could encourage sustainable forms of travel and reduce carbon emissions from the transport sector. Options 2 and 3 would however result in the Metrolink station and the land between this station and the Mall being included within the town centre. This could improve linkages between the station and the existing town centre and assist in facilitating improved east-west connections and access between this area and the existing town centre. As such, there is a greater level of certainty that these options would have a positive impact on the objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Medium	Local	Long term		
	The Trafford Retail and Leisure Study (2007) identifies that Stretford Town Centre is in need of urgent improvements and highlights that the exterior façade of the Mall is visually unattractive. Each of the options could encourage improvements to the Mall and could therefore have a positive impact on townscape character. However, both Options 2 and 3 would include a greater number of vacant/underused sites, such as the Essoldo Cinema and the Drum Public House. In addition, would include a number of listed buildings within the town centre and could encourage development that enhances their setting. Both of these options therefore have the potential to have a more significant impact on the objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	0	0	0	Medium	N/A	N/A	Secondary impacts on prosperity and deprivation	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Both option 2 and 3 would result in an expanded town centre which could create additional opportunities for economic development and the provision of employment generating uses. As such, both options 2 and 3 could have some positive impact on the objective.								

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	+	+	+	Medium	Local	Long term	Secondary impacts on quality of life	
	Option 3	+	+	+	Medium	Local	Long term		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Both option 2 and 3 would result in an expanded town centre which could create additional opportunities for the provision of retail and other employment generating uses. As such, both options 2 and 3 could have some positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	++	++	++	Medium	Local	Long term		
	Option 3	++	++	++	Low	Local	Long term		
	Each of the uses could enhance the vitality and viability of Stretford town centre and therefore have a positive impact on the objective. However, options 2 and 3 have the potential to have a greater positive impact on the objective as they would result in an expanded town centre which could provide more opportunities for investment. There is however a lower level of certainty regarding the impact on this objective from Option 3 as this option could potentially spread investment over too large an area which may not be conducive to developing a strong town centre core.								
EC5. Improve the social and environmental performance of the economy	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 choice of boundary option for Stretford town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.								
Sustainability Summary									

Stretford Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>All three of the options for defining the Stretford town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives. Options 2 and 3 do however have the potential to have a positive impact on a greater number of objectives.</p> <p>All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options would also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources and reducing the impacts of climate change.</p> <p>All three of the options could reduce the need to travel by improving the quantitative and qualitative retail and leisure offer of Stretford town centre. Each of the options would also result in development being directed to an accessible location. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change; and protecting air quality. However, options 2 and 3 could improve connections between the existing town centre and the Metrolink station. As a consequence, both of these options have the potential to have a more significant positive impact on these objectives. Similarly, whilst all three options could have a positive impact on the objectives that relate to local neighbourhood quality and enhancing townscapes, options 2 and 3 would have the potential to have a greater impact on these objectives due to these options including a greater number of sites in need of enhancement within the town centre boundary. Options 2 and 3 would also have a more significant positive impact on the objective of encouraging the sustainability of Trafford's town centres.</p> <p>Options 2 and 3 would also have a positive impact on the options that relate to access to services and facilities; choice of transport mode; poverty and deprivation; economic growth; water quality; and reducing economic disparities. Both of these options could however promote development taking place in close proximity to a designated wildlife corridor and could therefore have a negative impact on the objective that relates to biodiversity.</p>									

Key for effects

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

Policy STR1- Stretford Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	++	++	++	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres	
	Policy STR1 recognises that residential uses may be appropriate in Stretford Town Centre. In particular, policy STR1.6 identifies Land at Newton Street/Lacey Street as a site that could accommodate approximately 80 residential units. The policy also identifies Stretford Mall, Land at Bennett Street, Essoldo Cinema, Stretford Boatyard, Royal Canal Works and Land at Crossford Street as suitable sites for accommodating some residential development. Accordingly, the policy could make a major contribution to Trafford's housing mix.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	More than local	Long Term	Improved Quality of Life	
	This policy puts a strong emphasis upon locating new facilities and services in Stretford Town Centre. In particular, the policy identifies Stretford Mall (STR1.1) as a focus for retail and community facilities. Stretford Town Centre is one of Trafford's four main shopping centres and is in an accessible location that is adjacent to two Quality Bus Corridors and in close proximity to a Metrolink station. This policy should therefore help improve access to essential services and facilities.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long Term		
	This policy puts strong emphasis upon locating new facilities and services in Stretford Town Centre which is one of the Borough's more accessible locations. This policy should therefore help improve accessibility to essential services and facilities for local communities. The policy could also have a positive impact on the objective and its sub-objective of improving participation in walking and cycling, particularly the proposals for Stretford Station and Boatyard (STR1.5) which seeks development which improves the physical environment and accessibility into the town centre.							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Medium	Local	Long Term	Secondary impacts on quality of life	
	Any new development within Stretford Town Centre 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. In addition, encouraging a range of uses in the Town Centre would bring people into the town centre, increasing the usage of the centre outside of shop hours providing natural surveillance which will help to reduce incidents of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improved quality of life	
	This policy will lead to the creation of a range of employment opportunities in a highly accessible location that is well-related to identified Regeneration Areas. A number of the uses proposed by the policy, such as retail and office development at Stretford Mall, the re-use of Stretford Public Hall for offices and the promotion of leisure and community uses at Essoldo Cinema and Land at Newton Street/Lacy Street, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of	+	+	+	Medium	Local	Long Term	Improved quality of life	

Policy STR1- Stretford Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community identity and welfare and value diversity, improve equity and equality of opportunity	The policy provides support for the provision of a range of facilities including community and leisure facilities to serve communities within Stretford. The policy could therefore have a positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	The policy offers the potential to create new community facilities, such as new health services, possibly serving the wider Stretford community in addition to the new residents in the Town Centre. As such, the policy could therefore have a positive impact upon the objective.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	This policy offers the opportunity to improve sites within the town centre that are currently in need of enhancement and could give the location a sense of identity. The policy could therefore improve existing linkages and neighbourhood quality.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon emissions and air quality.	
	The provision of services, facilities and employment opportunities in Stretford town centre which is accessible by public transport should help to reduce the need to travel by car. The provision of mixed uses at sites such as Stretford Mall, Essoldo Cinema and Land at Newton Street/Lacy Street, should also encourage 'linked trips' which would reduce the need to travel.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term		Use of ecological surveys and the development management process to ensure any adverse impact is avoided or mitigated.
	The policy promotes development at Essoldo Cinema, Stretford Station and Boatyard and Land at Newton Street/Lacy Street – all of which are immediately adjacent to a designated wildlife corridor. Any proposed re-development on these sites could have a negative impact on this wildlife corridor and therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions	+	+	+	Medium	Local	Long Term		

Policy STR1- Stretford Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
to climate change	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered within the town centre would incorporate these measures. The policy would support the provision of services, facilities and employment opportunities in Stretford town centre which is accessible by public transport and the provision of a mix of uses in the Action Areas should also encourage 'linked trips'. As such, the policy has the potential to reduce the need to travel by car and could therefore have a positive impact on carbon emissions associated with the transport sector.							
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off
	The policy would direct development to locations that are within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SUDS. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the town centre would incorporate SUDS. However, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	++	++	++	Medium	Local	Long Term		
	The policy would direct development to a location that comprises predominantly of previously developed land and contains a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium or high risk contaminated land. In particular, both the Stretford Station and Boatyard and Land at Newton Street/Lacy Street sites which have been identified by the Trafford Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. The policy therefore has the potential to have a major positive impact on the objective and its sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is uncertain whether these potentially contaminated sites are a source of pollutants to the adjacent watercourses.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision

Policy STR1- Stretford Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The policy would focus development in an area that is well served by public transport and where there are a number of services and facilities within convenient walking distance. Nevertheless, the town centre falls within an Air Quality Management Area. The development proposed by the policy, particularly the provision of residential units and community facilities, has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality. There is however only a low level of certainty over this impact due to the fact that the Town Centre is well served by public transport and also because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.	
	Investment in Stretford Town Centre would offer the opportunity to enhance the townscape character and improve cultural facilities in particular policy STR1.3 and STR1.4 which seek to protect and enhance Stretford Public Hall and encourages the re-use of the Grade ii listed former Essoldo Cinema. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Local	Long Term	Secondary impacts on job creation and prosperity.	
	The policy promotes a mix of uses within Stretford Town Centre including a new convenience retail store, office accommodation and a hotel. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.	
	The policy would result in development being directed to accessible locations within the town centre that is in close proximity to identified Regeneration Areas. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend	
	The policy identifies the area as being suitable for a range of uses, including a hotel. The Town Centre is also within relatively close proximity of both the LCCC stadium and Old Trafford football ground. The policy therefore has the potential to support two major visitor attractions and could have some positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long	++	++	++	High	Local	Long Term	Improved perceptions of the areas	

Policy STR1- Stretford Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
term sustainability of Trafford's Town Centres	This policy would help improve the long term vitality and viability of Stretford Town Centre by directing new facilities and services to this location. The policy is therefore likely to have a significant positive impact upon the objective.							
EC5. Improve the social and environmental performance of the economy	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 wide range of sustainability objectives. It would result in development taking place in locations that are well served by public transport. It would also lead to the provision of a range of services and facilities to support the proposed and existing residential communities within Stretford. In particular, the policy identifies Stretford Mall as a focus for retail and community facilities. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure; and some positive effect on the objectives relating to reducing the effects of traffic on the environment and reducing contributions to climate change.</p> <p>The policy also supports the delivery of a mix of other uses, including residential development at Stretford Mall, Land at Bennett Street, Land at Newton Street/Lacy Street, the Royal Canal works and Land at Crossford Street. The policy could therefore have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of potentially contaminated land, particularly on the Stretford Station and Boatyard and Land at Newton Street/Lacy Street sites which have been identified by the Trafford Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. Accordingly, the policy could have a major positive impact on the objectives that relate to conserving land resources and some positive impact on water quality.</p> <p>The policy promotes development at Essoldo Cinema, Stretford Station and Boatyard and Land at Newton Street/Lacy Street – all of which are immediately adjacent to a designated wildlife corridor. The policy could therefore have some negative impact on the objective of protecting biodiversity. The policy would also have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on each of these objectives.</p> <p>The policy has the potential to generate additional employment opportunities and support economic growth. In particular, the promotion of retail and office development at Stretford Mall, the re-use of Stretford Public Hall for offices and the promotion of leisure and community uses at Essoldo Cinema and Land at Newton Street/Lacy Street could make a significant contribution to economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objectives of reducing disparities; and enhancing Trafford's image as a tourism destination.</p>								

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

Policy STR2 - Stretford Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy does not identify sites for housing development and is therefore unlikely to have a significant impact on the objective of achieving a better balance and mix in the housing market.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long Term	Secondary impacts on quality of life	
	The policy supports public realm enhancements and accessibility improvements in order to support the sustainable development of Stretford town centre. The policy could therefore improve accessibility to essential services and facilities located within the town centre. It could therefore have a significant positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long Term		
	The policy places strong emphasis on improving pedestrian access into the heart of Stretford Town Centre. This policy could therefore have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	This policy will lead to the replacement of existing underused subways with surface level pedestrian crossings. This should help improve issues surrounding poor physical environment and perceptions of crime. This policy could therefore have a positive impact on this objective.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon poverty and social exclusion. As such, it is unlikely to have any impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health	+	+	+	Low	Local	Long Term	Secondary impacts on quality of life	

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

Policy STR2 - Stretford Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources and reduce land contamination	The policy is unlikely to have a significant impact upon land resources or contamination. As such, it is unlikely to have a significant impact on the objective.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity.	
	Green infrastructure and public realm improvements can moderate surface water run-off rates and minimise incidences of surface water and sewer flooding, both of which can have a detrimental impact on water quality. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty over whether any such impact is likely to be significant.							
E8. Protect and improve air quality	+	+	+	Medium	Local	Long Term		
	Stretford Town Centre falls within an Air Quality Management Area. However, the policy seeks the enhancement and provision of new green infrastructure elements and public realm improvements. Tree planting associated with the management and enhancement of areas of green infrastructure has the potential to have a beneficial impact on air quality by helping to remove pollutants from the atmosphere and the accessibility improvements for pedestrians and cyclists could help reduce travel by car. As such, the policy has the potential to have a positive impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	Investment in Stretford Town Centre would offer the opportunity to enhance the townscape character, in particular by the enhancement of green infrastructure within the town centre, and could also enhance the setting of a number of listed buildings. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Low	Local	Long Term	Secondary impacts on job creation and prosperity.	
	Enhancements to the public realm could have a positive impact upon the performance of the town centre through economic benefits to local businesses (for example by helping to increase retail rents). The policy could therefore have some positive impact on economic growth							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term		
	The policy supports public realm enhancements and accessibility improvements in order to support the sustainable development of Stretford town centre. The policy could therefore improve accessibility to essential services and employment opportunities within the town centre. It could therefore have a positive impact on the objective							
EC3. Enhance Trafford's	0	0	0	Medium	N/A	N/A		

Policy STR2 - Stretford Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
image as a tourism destination	The proposed policy is unlikely to have a significant impact upon this objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long Term	Improved perceptions of the areas	
	Public realm enhancements and accessibility improvements offer the opportunity to provide better access to the town centre which will enhance its vitality and viability. As such, the policy could therefore have a positive impact upon the objective							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a number of objectives, particularly those that relate to environmental issues. The provision of green infrastructure, including trees, has the potential to provide a range of habitats for species and can also play an important role in moderating the urban heat island effect and reducing surface water run-off rates and volumes. The planting of trees can also have a positive impact on air quality and climate change by absorbing pollutants and carbon dioxide from the atmosphere. As such, the policy has the potential to have some positive effect on the objectives relating to air quality; reducing contributions to climate change; reducing the effects of climate change; biodiversity; and water quality. The public realm enhancements could also improve the setting of nearby listed buildings and thereby have a positive effect on the objective that relates to townscape character.</p> <p>The replacement of existing underused subways with surface level pedestrian crossing points will help deliver a more attractive pedestrian access into the heart of the town centre. This will not only help improve the physical environment but will also have a positive impact on the objectives relating to crime and local neighbourhood quality. Enhancing the public realm and improving accessibility may also have a major positive impact on objective relating to transport infrastructure and choice of mode of travel. It could also encourage people to walk or cycle and have some positive effect on the objectives that relate to health; access to services and facilities; and reducing the effects of traffic on the environment.</p> <p>The proposed policy would not have a negative or uncertain impact on any of the objectives.</p>								

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

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

Urmston Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on housing delivery and, as such, is unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	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		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Options 2 and 3 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre these options are also unlikely to have a significant impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	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		
	Each of the boundary options for Urmston town centre is unlikely to have a significant impact on this objective.								
S4. Reduce crime, disorder and the fear of crime	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on crime or fear of crime. Consequently, it is unlikely to have a significant impact on the objective.								
S5. Reduce poverty and social exclusion	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Urmston Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Option 3	0	0	0	Medium	N/A	N/A		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Options 2 and 3 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre these options are also unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on community facilities and identity and, as such, is unlikely to have a significant impact on the objective.								
S7. Improve qualifications and skills of the resident population	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on qualifications and skills. As such, it is unlikely to have a significant impact on the objective.								
S8. Improve the health and, inequalities in health of the population	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on this objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a railway station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car and have a positive impact on the objective.								
E2. Protect, enhance and restore open space,	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Urmston Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
biodiversity, flora and fauna, geological and geomorphological features	Option 3	0	0	0	Medium	N/A	N/A		
	The choice of boundary option for Urmston town centre is unlikely to have a significant impact on biodiversity or open space. As such, it is unlikely to have a significant impact on the objective.								
E3. Reduce contributions to climate change	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts associated with climate change	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a railway station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have some positive impact on the objective by reducing greenhouse gas emissions from the transport sector.								
E4. Reduce impact of climate change	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to a location that comprises largely of land within Flood Zone 1. Sections of the area are considered to be susceptible to surface water flooding. However, it is considered each of the options could have some positive impact on the objective.								
E5. Reduce the 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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have a significant impact on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	+	+	+	Medium	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options have the potential to encourage the redevelopment of previously developed land and could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. Consequently, each of the proposed uses would have the potential to have a positive impact on the objective.								
E7. Protect and improve water quality	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		

Urmston Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	All three of the options could result in the remediation of sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. However, as the town centre is in excess of 250m from the nearest watercourse, it is unlikely that the remediation of these sites would have a significant impact on water quality.								
E8. Protect and improve air quality	Option 1	+	+	+	Medium	Local	Long term	Reduced secondary impacts associated with climate change	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	All three of the options would result in town centre uses being directed to an accessible location that is in close proximity to a Quality Bus Corridor and a railway station. As such, each of the options could encourage walking, cycling and the use of public transport as an alternative to travelling by car. All three of the options could therefore have some positive impact on the objective by reducing emissions from the transport sector.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on this objective.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on prosperity and deprivation	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options could encourage increased use of the town centre and support some opportunities for economic development. As such, each option could have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	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		
	Retaining the existing UDP boundary would be unlikely to have any significant impact on the objective. Similarly, although Options 2 and 3 would result in some increase in the town centre, given the relatively small number of additional units that would be included within the centre these options are also unlikely to have a significant impact on the objective.								
EC3. Enhance Trafford's image as a tourism	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Urmston Town Centre Boundary Options									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
destination	Option 3	0	0	0	Medium	N/A	N/A		
	The choice of boundary option for Urmston town centre is unlikely to have a significant impact on the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Option 1	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
	Option 2	+	+	+	Medium	Local	Long term		
	Option 3	+	+	+	Medium	Local	Long term		
	Each of the options would consolidate the existing town centre and would focus investment in this area. As such, each of the options would support the development of a strong town centre core and have the potential to have a positive impact on the objective.								
EC5. Improve the social and environmental performance of the economy	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 choice of boundary option for Urmston town centre is unlikely to have a significant impact on the social and environmental performance of the economy. As such, it is unlikely to have a significant impact on the objective.								
Sustainability Summary									
All three of the options for defining the Urmston town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives.									
All three of the options would result in development taking place in a location that comprises largely of land within Flood Zone 1. Each of the options could also support the redevelopment of previously developed land and could result in the remediation of areas of potentially contaminated land. Accordingly, each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources; and reducing the impacts of climate change.									
All three of the options would also help ensure that town centres uses are directed to locations that are accessible by a choice of modes of transport. As such, each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change; and protecting air quality.									
All three of the options have the potential to have a positive impact on the objective of enhancing Trafford's economic performance and would have a positive impact on the objective of encouraging the sustainability of Trafford's town centres.									

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

Policy URM1 - Urmston Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres	
	Policy URM1 recognises that residential uses may be appropriate in Urmston Town Centre and specifically identifies Victoria Parade and Land at Station Road/Urmston Railway Station as action areas where residential uses may be appropriate. Accordingly, this policy has the potential to make a contribution to Trafford's housing mix.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	More than local	Long Term	Improved quality of life	
	This policy puts strong emphasis upon locating new facilities and services in the town centre. Urmston Town Centre is one of Trafford's four main shopping centres and is in an accessible location that is adjacent to a Quality Bus Corridor and a railway station. This policy should therefore help improve access to essential services and facilities.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long Term		
	This policy puts strong emphasis upon locating new facilities and services in Urmston Town Centre which is one of the Borough's more accessible locations. This policy should therefore help improve accessibility to essential services and facilities for local communities. The policy could also have a positive impact on the objective and its sub-objective of improving participation in walking and cycling							
S4. Reduce crime, disorder and the fear of crime	++	++	++	Medium	Local	Long Term	Secondary impacts on quality of life	
	Any new development within Urmston Town Centre 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. In addition, encouraging a range of uses in the Town Centre would bring people into the town centre, increasing the usage of the centre outside of shop hours providing natural surveillance which will help to reduce incidents of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improve quality of life	
	This policy will lead to the creation of a range of employment opportunities in a highly accessible location. A number of the uses proposed by the policy, such as the hotel at the Victoria Parade site and the commercial uses at both this site and the Land at Station Road/Urmston Railway Station could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy provides support for the provision of a range of facilities including community facilities to serve communities within Urmston. The policy could therefore have a positive impact on the objective.							
S7. Improve qualifications	0	0	0	Medium	N/A	N/A		

Policy URM1 - Urmston Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and skills of the resident population	Although some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	The policy offers the potential to create new community facilities, such as new health services, possibly serving the wider Urmston community. As such, the policy could have a positive impact upon the objective.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	This policy offers the opportunity to improve sites within the town centre that are currently in need of enhancement and give the location a sense of identity. The policy could therefore improve existing linkages and neighbourhood quality.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term		
	The provision of services, facilities and employment opportunities in Urmston town centre which is accessible by public transport should help to reduce the need to travel by car. The provision of a mix of uses at the Victoria Parade site and on the Land at Station Road/Urmston Railway Station should also encourage 'linked trips' which would reduce the need to travel.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The Action Areas identified by the policy are not adjacent to any designated natural assets and the policy is therefore unlikely to have a significant impact on these features. The policy would direct development to a location that comprises predominantly of previously developed land. It is unlikely to result in a loss of open space but it is also unlikely to result in the creation of new, or extension of existing, open space. It is therefore unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long Term		
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered within the town centre would incorporate these measures. The policy would support the provision of services, facilities and employment opportunities in Urmston town centre which is accessible by public transport and the provision of a mix of uses in the Action Areas should also encourage 'linked trips'. As such, the policy has the potential to reduce the need to travel by car and could therefore have a positive impact on carbon emissions associated with the transport sector.							
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		
	The policy would direct development to locations that are within Flood Zone 1. In addition, the new development promoted by the policy would have the potential to incorporate SuDS. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the town centre would incorporate SuDS. However, the policy has the potential to have a positive impact on the objective.							

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

Policy URM1 - Urmston Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	++	++	++	Medium	Local	Long Term	Secondary impacts on job creation and prosperity.	
	The policy promotes a mix of uses within Urmston Town Centre including a mix of retail uses, office accommodation and a hotel. The policy therefore has the potential to create employment opportunities and make a significant contribution to economic growth. The policy could therefore have a major positive impact on the objective							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term	Increased opportunities and quality of life.	
	The policy would result in development being directed to accessible locations within the town centre. A number of the uses proposed by the policy, such as the hotel and commercial office development, could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	+	+	+	Medium	Local	Long Term	Provision of additional employment opportunities associated with visitor spend	
	The policy would support the provision of a variety of businesses, leisure and tourism uses in the Urmston Town Centre. It also specifically supports the provision of a hotel at the Victoria Parade site. The policy could therefore have a positive impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	High	Local	Long Term	Improved perception of the area.	
	This policy would help improve the long term vitality and viability of Urmston Town Centre by directing new facilities and services to this location. The policy is therefore likely to have a significant positive impact upon the objective.							
EC5. Improve the social and environmental performance of the economy	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								

Policy URM1 - Urmston Town Centre Action Areas								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The policy has the potential to have a positive impact on a wide range of sustainability objectives. It would result in development taking place in locations that are well served by public transport and would lead to the provision of a range of services and facilities to support the proposed and existing residential communities within Urmston. The policy therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing transport infrastructure; and some positive effect on the objectives relating to reducing the effects of traffic on the environment and reducing contributions to climate change. Through leading to the provision of a mix of uses including residential units within the town centre the policy could also have a major positive effect on the objective of achieving a better balance and mix in the housing market. Other social options that the policy would have a positive impact on include those that relate to crime; poverty and social exclusion; education and skills; and community identity and welfare.</p> <p>The policy would result in development being directed to an area that comprises principally of previously developed land and it would also have the potential to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objective that relate to conserving land resources. However, the policy would have the potential to have an uncertain or negative impact on the objectives relating to air quality; and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on these objectives.</p> <p>The policy has the potential to generate additional employment opportunities and support economic growth. As such, the policy could have a major positive impact on the objective relating to enhancing Trafford's economic performance; and some positive impact on the objective of reducing disparities. It could also have some positive impact on the objective of enhancing Trafford's image as a tourism destination.</p>								

Key for effects

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

Policy URM2 - Urmston Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy does not identify sites for housing development and is therefore unlikely to have a significant impact on the objective of achieving a better balance and mix in the housing market.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Local	Long Term		
	The policy supports public realm enhancements and accessibility improvements in order to support the sustainable development of Urmston Town Centre. The policy could therefore improve accessibility to essential services and facilities located within the town centre. This policy could therefore have some positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Local	Long Term		
	The policy seeks to improve connectivity and pedestrian flows between key areas within the town centre. Improving pedestrian access into the town centre could have a positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any impact on crime and disorder. As such, the policy is unlikely to have a significant impact upon the objective.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon poverty and social exclusion. As such, it is unlikely to have any impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	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							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long Term	Secondary impacts on quality of life	
	The proposed policy is could potentially encourage more people to walk/cycle into the town centre so may improve health. As such, the policy has the potential to have some positive impact on the objective. There is however only a low level of certainty over whether any such impact is likely to be significant.							

Policy URM2 - Urmston Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	The policy offers the opportunity to provide public realm enhancements and accessibility improvements. The policy could therefore improve existing linkages and neighbourhood quality. As such, the policy has the potential to have some positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term		
	The policy offers the opportunity to provide public realm enhancements and accessibility improvements to the town centre therefore providing better access to the town centre. This may reduce the need to travel by car. As such, the policy has the potential to have some positive impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have an impact on open space or biodiversity. As such, the policy is unlikely to have a significant effect on the objective.							
E3. Reduce contributions to climate change	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have an impact on the reduction to climate change. As such, it is unlikely to have a significant impact on the objective.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the environmental impacts of consumption and production. As such, it is unlikely to have a significant impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the land resources and contamination. As such, it is unlikely to have a significant impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on the objective.							
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/a		
	The proposed policy is unlikely to have a significant impact upon this objective.							
E9. Protect and enhance the diversity and	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	

Policy URM2 - Urmston Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
distinctiveness of landscape and townscape character and cultural facilities	Public realm enhancements and accessibility improvements offer the opportunity to enhance the townscape character of the town centre. The Policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long Term		
	Public realm enhancements and accessibility improvements offer the opportunity to provide better access to the town centre which will enhance the vitality and viability of the town centre. As such, the policy could therefore have a positive impact upon the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed policy is unlikely to have a significant impact upon this objective.							
Sustainability Summary								

Policy URM2 - Urmston Town Centre Public Realm Improvements								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The policy has the potential to have a positive impact on a number of objectives, particularly those that relate to environmental issues and local neighbourhood quality. Enhancing the public realm and improving accessibility would have a positive impact on objectives relating to transport infrastructure, choice of travel and quality of life as it may encourage people to walk or cycle. The public realm enhancements and accessibility improvements proposed by the policy also offer the opportunity to provide better access to the town centre and the policy therefore has the potential to have some positive impact on the objective of encouraging the long term sustainability of Trafford's town centres. The policy could also have a positive effect on the objective of improving townscape character. It could also encourage people to walk or cycle and have some positive effect on the objectives that relate to health; access to services and facilities; and reducing the effects of traffic on the environment.</p> <p>The proposed policy would not have a negative or uncertain impact on any of the objectives.</p>								

Key for effects

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

Appendix N

District Centres

Policy DC1 - District Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long Term	Positive impact on the vitality and viability of the town centres	
	The policy recognises that residential uses may be appropriate in the Borough's district centres. Accordingly the policy has the potential to make some positive contribution to Trafford's housing mix.							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Local	Long Term	Improved quality of life	
	This policy puts strong emphasis upon locating new facilities and services in the Borough's District Centres. This policy should therefore help improve accessibility to essential services and facilities for local communities by supporting the provision of facilities to meet local needs.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy would result in development being directed to District Centres which would help ensure that there are a number of services and facilities within convenient walking distance of local communities. The policy could therefore have a positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	Any new development within the District Centres 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 positive impact on the objective. In addition, by encouraging active retail shopping frontages, the policy could support the provision of natural surveillance and thereby enhance public safety and security and reduce fear of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy aims to provide retail facilities within the Borough's District Centres which could lead to the creation of employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although some training opportunities may be created through the provision of employment opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health	0	0	0	Medium	N/A	N/A		

Policy DC1 - District Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and, inequalities in health of the population	The policy is unlikely to have a significant impact upon health and health inequalities. As such, it is unlikely to have a significant impact on the objective.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.	
	This policy offers the opportunity to improve the retail provision within District Centres. The policy requires new development in these centres to achieve high standards of design and include proposals to enhance landscaping and planting. The policy could therefore improve local neighbourhood quality and thereby have a positive impact upon the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on carbon emissions and air quality.	
	The protection of the existing District Centres should help ensure the maintenance of shops and other services and facilities to serve the local community. The policy could therefore have a positive impact on the objective by reducing the need to travel by car to access services and facilities.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The sites identified by the policy are not in particularly close proximity to any designated natural assets and the development of these sites is therefore unlikely to have a significant impact on these features. The policy would direct development to a location that comprises predominantly of previously developed land. The policy is therefore unlikely to result in a loss of open space but it is also unlikely to result in the creation of new or extension of existing open space. It is therefore unlikely to have a significant impact on the objective.							
E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long Term		
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the primary shopping area would incorporate these measures. The policy would however protect the primary shopping area of the town centre and could therefore help local communities to meet their needs locally without having to travel by car. As such, the policy could have some positive impact on carbon emissions from the transport sector.							
E4. Reduce impact of climate change	+	+	+	Low	Local	Long Term		
	The policy would direct development to locations that are within Flood Zone 1. Any new development promoted by the policy would have the potential to incorporate SUDS. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered within the town centre would incorporate SUDS. However, the policy has the potential to have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long Term		
	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.							

Policy DC1 - District Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long Term		
	The policy would direct development to locations that comprise predominantly of previously developed land and contain a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being contaminated land. The policy therefore has the potential to have a 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.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unknown whether the Borough's District Centres are a source of contaminants for nearby watercourses.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Secure tree planting and other green infrastructure provision
	Any new retail development has the potential to generate some additional vehicular movements in the area and could therefore have an adverse impact on local air quality particularly in Sale Moor and Timperley which fall within Air Quality Management Areas. There is however only a low level of certainty over this impact because a detailed air quality management assessment has not been undertaken.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term		
	Investment in the Borough's District Centres would offer the opportunity to enhance the landscape and townscape character of the Centres. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long Term	Secondary impacts on job creation and prosperity	
	The policy promotes the enhancement of the Borough's District Centres for new development for main town centre uses. The policy therefore has the potential to create employment opportunities and make some contribution to economic growth. The policy could therefore have a positive impact on the objective							

Policy DC1 - District Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term	Secondary impacts on job creation and prosperity	
	Any new development for town centre uses within the Borough's District Centres could create employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any significant impact upon Trafford's Image as a tourist destination. As such, the policy is unlikely to have a significant impact upon the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long Term		
	The policy provides support for the development of A1 uses in the Borough's district centres. The NPPF confirms that references to town centres or centres apply to city centres, town centres, district centres and local centres. Therefore the provision of additional A1 uses within these centres will have a direct and substantial positive impact upon this objective. The policy allows for the provision of a medium-sized superstore in Sale Moor which could address the present quantitative and qualitative deficiencies in the existing convenience offer identified by the Trafford Retail and Leisure Study (2007).							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. The policy has the potential to generate additional employment and support economic growth. As such, it could have a positive impact on the objectives relating to enhancing Trafford's economic performance; reducing disparities; and reducing poverty and social exclusion. In addition, by supporting the provision and maintenance of local services and facilities, the policy has the potential to have a positive effect on the objectives that relate to access to services and facilities; choice of mode of travel; reducing the effects of traffic on the environment and reducing contributions to climate change.</p> <p>The policy could also support the redevelopment of previously developed and potentially contaminated land and could therefore have some positive effect on the objectives relating to conserving land resources and improving water quality. Other objectives that the policy could have a positive effect on include those that relate to achieving a better mix and balance in the housing market; crime and fear of crime; local neighbourhood quality; reducing the effects of climate change; and enhancing townscape character. By supporting the development of A1 uses in the Borough's district centres, the policy could also have a positive impact on the objective of encouraging the sustainability of Trafford's town centres.</p> <p>However, the policy would have the potential to have an uncertain or negative impact on the objectives relating to air quality; reducing contributions to climate change; reducing the environmental impacts of consumption and production; and reducing the effects of traffic on the environment. There is however only a low level of certainty about the impact on these objectives.</p>								

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

Appendix N

Local Centres

Policy LC1 - Local Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy does not specifically identify sites for housing development and is unlikely that a significant amount of residential development would be delivered in identified local centres. As such, the policy is unlikely to have a significant impact on the objective of achieving a better balance and mix in the housing market.							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long Term	Improved quality of life	
	This policy seeks to protect existing shops, facilities and services within the defined Local Hubs, Local Parades, Radial Destinations and Radial Parades and encourages the appropriate provision of additional shops and facilities in these areas. The policy also seeks to protect key community facilities, such as post offices, banks, health centres, libraries, within Local Hubs in particular. The policy should therefore help protect and improve access to essential services and facilities and, as a result, will have a major positive impact upon the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long Term		
	This policy puts strong emphasis upon locating new and protecting existing community facilities and services within Local Hubs, Local Parades, Radial Destinations and Radial Parades. This policy should therefore help ensure that there is a range of facilities for local communities that are within convenient walking distance and thereby and have a major positive impact on the objective and its sub-objective of improving participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long Term	Secondary Impacts on quality of life	
	Any new development within Local Centres 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 positive impact on the objective. In addition, encouraging a range of uses in the Local Hubs would bring people into these areas, increasing the usage of the centre outside of shop hours providing natural surveillance which will help to reduce incidents of crime.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improved quality of life	
	Ensuring local communities have access to retail facilities and essential services would have the potential to reduce social exclusion. The policy would therefore have a positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy provides support for the provision of a range of facilities including community facilities to serve local communities. It also specifically seeks to The policy also seeks to protect key community facilities, such as post offices, banks, health centres, libraries, within Local Hubs in particular. The policy could therefore have a positive impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on skills and qualifications. As such, the policy is unlikely to have a significant impact on the objective.							

Policy LC1 - Local Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact on health. As such, the policy is unlikely to have a significant impact on the objective.							
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long Term		
	The policy offers the opportunity to improve sites within Local Centres that are currently in need of enhancement giving the location a sense of identity. The policy could therefore improve existing linkages and neighbourhood quality. As such, the policy would have a positive impact on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long Term	Secondary impacts on air quality and greenhouse gas emissions	
	The provision of new retail development, services and facilities within Local Centres should help to ensure that there is a range of services and facilities within convenient walking distance of local communities and could thereby reduce the need to travel by car. The provision of a mix of uses in these areas could also encourage 'linked trips' which would also reduce the need to travel.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The policy seeks to protect existing Local Centres rather than significantly intensify their use. As a result, it is unlikely that the policy would have any significant impact upon open space and biodiversity.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long Term		
	The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this due to it being uncertain whether or not any development delivered within the Local Centres would incorporate these measures. The policy would support the provision of new retail development, services and facilities within the Local Centres which should reduce the need for local communities to travel in order to meet their day to day needs. As such, the policy has the potential to reduce the need to travel by car and could therefore have a positive impact on carbon emissions associated with the transport sector.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	Although any new development promoted by the policy would have the potential to incorporate SUDS, the policy is unlikely to have a significant impact upon reducing climate change. As such, it is unlikely to have any impact upon the objective.							
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Policy LC1 - Local Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long Term		
	The policy would direct development to locations that comprises predominantly of previously developed land and which contain a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being contaminated land. The policy therefore has the potential to have a positive impact on the objective and could also have a positive impact on the sub-objective of increasing the percentage of development built on previously developed land.							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a potential source of pollutants to the adjacent watercourses. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unknown whether any of the Local Hubs are a source of contaminants for nearby watercourses.							
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/A		
	A number of the local centres, particularly the Radial Centres are within an AQMA. The policy does however only allow for a level of development in these centres that is appropriate to their principal role as a shopping and service centres for local residents. In addition, it is recognised that the protection of Local Centres could ensure that there is a range of local shops and services within convenient walking distance of local residents and thereby reduce the need to travel in order to access these facilities. The policy is therefore unlikely to have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area.	
	Investment in Local Centres would offer the opportunity to enhance the townscape character of these hubs. The policy could therefore have a positive impact upon the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long Term		
	Local Centres, as centres for main town centre uses are an important component of economic growth. The policy could therefore have a positive impact upon the objective.							
EC2. Reducing disparities	0	0	0	Medium	N/A	N/A		

Policy LC1 - Local Centres								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
by releasing the potential of all residents particularly in areas of disadvantage	Although some job opportunities may be created through the enhancement of existing Local Centres, the policy is unlikely to have a significant impact upon reducing disparities as it is unlikely that a large number of employment opportunities would be created.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the image of Trafford as a tourism destination. As such, it is unlikely to have a significant impact on the objective							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long Term		
	The policy provides support for the development of A1 uses in the Borough's local centres. The NPPF confirms that references to town centres or centres apply to city centres, town centres, district centres and local centres. The policy states that permission will only be granted for retail development where it is of a scale appropriate to the size of the centre. Accordingly, the policy is likely to have a positive impact upon the sustainability of Trafford's town centres through ensuring the viability of a local centre without compromising other centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								
<p>The policy has the potential to have a positive impact on a range of sustainability objectives. It provides protection for existing shops and facilities and encourages the appropriate provision of new shops and services. The policy could therefore help ensure that there is an appropriate range of facilities to meet the day to day needs of local residents and would thereby have a major positive impact on the objectives relating to access to services and facilities and choice of travel mode; and some positive impact on the objectives concerned with reducing the need to travel; reducing social exclusion; and reducing contributions to climate change. By encouraging investment in these Local Centres, the policy also has the potential to have some positive effect on the objectives that relate to local neighbourhood quality; the character of townscapes; and economic growth.</p> <p>Other objectives that the policy has the potential to have a positive impact on include those that relate to conserving land resources; water quality; crime; and community welfare.</p> <p>The policy seeks to protect rather than intensify the existing Local Centres and, as a result, is likely to have a neutral impact on a number of objectives, such as air quality and biodiversity. In addition, whilst some job opportunities may be created through the enhancement of existing neighbourhood centres, the policy is unlikely to have a significant impact upon the objective relating to skills and qualifications. The policy does however specify that new retail development will only be permitted where it is of a scale appropriate to the size of the centre and, as such, it should have a direct positive impact upon the objective of encouraging the long term sustainability of Trafford's town centres.</p> <p>The policy is unlikely to have a negative impact on any of the sustainability objectives. The impact of the policy on the environmental impacts of consumption and production is however considered to be uncertain as there is insufficient information to determine the impacts of development on the objective.</p>								

Appendix P

Out of Centre Retail

Policy OR1 - Retail Warehouse Parks								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon achieving a better balance and mix in the housing market. As such, it is unlikely to have a significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	-	-	-	Medium	Local	Long Term		
	Although a number of the existing Retail Warehouse Parks are accessible by a choice of modes of transport, including public transport, the provision of additional bulky comparison goods retail provision would inevitably generate some additional vehicular movements. The policy therefore has the potential to have some negative impact on the objective.							
S3. Enhance transport infrastructure; improve choice of travel mode and quality of life to all communities.	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.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long Term	Secondary impacts on quality of life	
	Any new development within the Retail Warehouse Parks 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 positive impact on the objective.							
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy aims to protect existing retail facilities within the Borough's Retail Warehouse Parks which could lead to the creation of employment opportunities. As such, the policy has the potential to have some positive impact on the objective and its sub-objectives of reducing multiple deprivations and improving the financial position of low income families.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	Although some training opportunities may be created through the provision of job opportunities, the policy is unlikely to have a significant impact upon qualifications and skills. As such, it is unlikely to have a significant impact on the objective.							
S8. Improve the health	0	0	0	Medium	N/A	N/A		

Policy OR1 - Retail Warehouse Parks								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and, inequalities in health of the population	The policy is unlikely to have a significant impact on health. As such, it is unlikely to have a significant impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
The policy is unlikely to have a significant impact on neighbourhood quality. As such, it is unlikely to have a significant impact on the objective.								
Environment								
E1. Reduce the effect of traffic on the environment	-	-	-	Low	Local	Long Term	Secondary impacts on air quality and greenhouse gas emissions.	Secure enhancements to public transport services.
Although a number of the existing Retail Warehouse Parks are accessible by a choice of modes of transport, including public transport, the provision of additional bulky comparison goods retail provision would inevitably generate some additional vehicular movements. The policy therefore has the potential to have some negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
The sites identified by the policy are not in particularly close proximity to any designated natural assets and the development of these sites is therefore unlikely to have a significant impact on these features. The policy would direct development to a location that comprises predominantly of previously developed land. The policy is therefore unlikely to result in a loss of open space but it is also unlikely to result in the creation of new or extension of existing open space. It is therefore unlikely to have a significant impact on the objective.								
E3. Reduce contributions to climate change	?	?	?	Low	Local	Long Term	Secondary impacts associated with climate change	Secure enhancements to public transport services.
The new development promoted by the policy would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures. In addition, the policy has the potential to result in some additional vehicular traffic and associated emissions. As such, the policy would have an uncertain impact on the objective								
E4. Reduce impact of climate change	-	-	-	Medium	Local	Long Term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
White City Retail Park and Altrincham Retail Park both fall within Flood Zone 1. However, Trafford Retail Park falls partly within Flood Zone 2 and sections of the site are considered to be susceptible to surface water flooding. Consequently, the policy would have the potential to have some negative impact on the objective and its sub-objective of minimising the risk of flooding.								
E5. Reduce the environmental impacts of consumption and	?	?	?	Low	Local	Long Term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Policy OR1 - Retail Warehouse Parks								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	The development proposed by the policy is likely to result in waste being managed off site. However, at present there is insufficient information to determine the impacts of development on the objective.							
E6. Conserve land resources and reduce land contamination	+	+	+	Medium	Local	Long Term	Secondary impacts on perceptions of the area	
	The policy would direct development to locations that comprises previously developed land and the Retail Warehouse Parks contain a number of sites that were identified by the Trafford Contaminated Land Prioritisation Mapping as potentially being medium risk contaminated land. The policy therefore has the potential to have a 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							
E7. Protect and improve water quality	+	+	+	Low	Local	Long Term	Secondary impacts on biodiversity and perceptions of the area.	
	The policy could result in the remediation of sites that are identified in the Trafford Contaminated Land Prioritisation Mapping as being potentially contaminated and which are a possible source of pollutants to the adjacent watercourses. Consequently, the policy has the potential to have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unknown whether the sites identified by the policy are a source of contaminants for nearby watercourses							
E8. Protect and improve air quality	--	--	--	Low	Local	Long Term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses	Secure enhancements to public transport services. Application of maximum parking standards. Secure tree planting and other green infrastructure provision
	The re-development of these existing Retail Warehouse Parks would have the potential to generate some additional vehicular movements and could therefore have an adverse impact on local air quality, particularly as the sites are all within close proximity of AQMA's. The policy could therefore have a major negative impact on the objective. There is however only a low level of certainty over this impact because a detailed air quality management assessment has not been undertaken.							
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 policy is unlikely to have a significant impact upon the character of landscapes and townscapes. As such, it is unlikely to have a significant impact on the objective.							
Economic								
EC1. Enhance Trafford's	0	0	0	Medium	N/A	N/A		

Policy OR1 - Retail Warehouse Parks								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
high performance and sustainable economy to provide a powerful contribution to regional growth	The policy does not seek to direct significant amounts of employment development to the Retail Warehouse Parks. It is therefore unlikely to have any significant impact upon the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long Term	Improved quality of life	
	The policy aims to protect existing retail facilities within the Borough's Retail Warehouse Parks which could lead to the creation of employment opportunities. As such, the policy has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have any impact on Trafford as a tourism destination. As such, the policy is unlikely to have a significant impact upon the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	+	Medium	Local	Long term		
	The policy promotes new development that consolidates the existing function of the Retail Warehouse Parks but only allows development for A1 or A3 uses where it cannot be accommodated on a sequentially preferable site and where there is no significant adverse impact on any defined town centre. It also emphasises that these facilities are for bulky comparison goods and that other main town centre uses are not considered to be appropriate within the defined Retail Warehouse Parks. The policy should therefore help protect the vitality and viability of Trafford's town centres and could therefore have a positive impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The policy is unlikely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, it is unlikely to have a significant impact on the objective.							
Sustainability Summary								

Policy OR1 - Retail Warehouse Parks								
SA Objective	Timescale			Nature of Effect				Mitigation
	0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The policy would have no significant impact on the majority of the objectives. However, the policy seeks to ensure that new development at the Retail Warehouse Parks does not have a detrimental impact on the vitality and viability of Trafford's town centres and the policy should therefore have a positive effect on the objective of encouraging the long term sustainability of Trafford's town centres. The policy would also have the potential to support the generation of some additional employment opportunities and could therefore have some positive effect on the objectives that relate to poverty and social exclusion; and reducing economic disparities.</p> <p>The policy would also result in development being directed to a number of sites considered to be previously developed land and would have the potential therefore to result in the remediation of contaminated land. Accordingly, the policy could have a positive impact on the objectives that relate to conserving land resources and some positive impact on water quality.</p> <p>However, the policy would have the potential to have an uncertain impact on the objectives relating to air quality and reducing the environmental impacts of consumption and production. There is however only a low level of certainty about the impact on this objective. In addition, the redevelopment of these out of centre sites for bulky goods comparison retailing will ultimately lead to additional vehicular movements. As a result, it is considered that the policy would have a negative or uncertain impact on the objectives relating to air quality; reducing traffic impact; access to services and facilities; and reducing contributions to climate change. This negative impact could be mitigated through the provision of enhancements to public transport services.</p>								

Key for effects

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

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

White City Retail Park, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The use of the site as a retail park would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would direct development to a location that is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 50m of an on-road cycle route on Talbot Road and is adjacent to proposed cycle routes that will form part of the Strategic Active Travel Network. The site is also within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within walking distance of a neighbourhood centre on Seymour Grove/Talbot Road. The allocation of the site as a retail park could therefore significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

White City Retail Park, Chester 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 adjacent to a range of different uses and any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	
	The site is in an accessible location within Old Trafford Priority Regeneration Area. The proposed allocation of the site could support the continued use of the site as a retail park, which may help protect existing jobs and support investment that could create further employment opportunities. Consequently, the proposed use could help reduce poverty and exclusion and has the potential to have a major positive impact on this objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on qualifications and skills. It is therefore unlikely to have any significant effects on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to sources of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that the proposed use of the site is not normally considered to be a noise-sensitive use.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The allocation of the site as a retail park 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.							

White City Retail Park, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is located in close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is however within 400m of a Quality Bus Corridor, less than 800m from two Metrolink stations and within convenient walking distance of some existing residential areas. In addition, the site is already in use as a retail park. As such, it is considered to be uncertain whether the allocation of the site as a retail park would have any significant impact on traffic generation. As such, it is uncertain whether the proposed use would have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The site is in excess of 300m from the nearest designated natural asset and, as such, the allocation of site as a retail park would be unlikely to have a significant impact on water quality.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Low	Local	Long term		
	The site is almost entirely within Flood Zone 1 but 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 allocation of the site as a retail park could encourage investment in the area which may provide some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site has the potential to have a positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and its allocation as a retail park may not have a significant impact on investment in the area.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

White City Retail Park, Chester Road								
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.							
E6. Conserve land resources and reduce land contamination	0	++	++	Low	Local	Long term	Improved perceptions of the area.	
	The site is identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land and the site is also included on the NLUD database. As such, the allocation of the site as a retail park proposed use of the site could support investment in the area and provide opportunities to remediate contaminated land. As such, the proposed use has the potential to have a major positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is in excess of 250m from the nearest watercourse and, as such, the allocation of site as a retail park would be unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA. It is however also within 400m of a Quality Bus Corridor, less than 800m from two Metrolink stations and within convenient walking distance of existing residential areas. In addition, the site is already in use as a retail park. As such, it is uncertain whether the allocation of the site as a retail park would have any significant impact on traffic generation and associated vehicular emissions. As such, it is uncertain whether the proposed use would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas within 300m of the site. The nearest listed building to the site is the grade II listed Trafford Town Hall. This building is approximately 175m from the site and is separated from it by existing medium-rise development. The proposed use of the site is therefore unlikely to have a significant impact on the setting of this building. As such, the proposed use of the site is unlikely to have a significant impact on this objective.							

White City Retail Park, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Low	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed allocation of the site could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the proposed use could have a positive impact on the objective. There is however only a low level of certainty over this impact due to the site being an existing retail park.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	++	++	Low	Local	Long term	Secondary impacts on quality of life.	
	The site is within the Old Trafford Priority Regeneration Area. The proposed allocation of the site could support the continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the proposed use could create employment opportunities within a Priority Regeneration Area and thereby have a major positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities.							
EC3. Enhance Trafford's image as a tourism destination	0	+	+	Low	Local	Long term		
	The site is in the Old Trafford regeneration area which is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. The site is also located in close proximity to the Lancashire County Cricket Ground and Manchester United's football stadium, both of which are major tourism destinations. The proposed use of the site would have the potential to support this tourism destination and have a positive impact on the objective. There is however only a low level of certainty over this impact as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would have any significant impact on the image of Trafford as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. Nevertheless, the site is an existing retail park and Core Strategy policy W2 requires indicates that development within this area should be limited to the sale of bulky comparison goods and stipulates that proposals to expand the existing retail park should be justified against the tests set out in national guidance. As such, the proposed allocation of the site would be unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The allocation of the site as a retail park is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
Sustainability Summary								

White City Retail Park, Chester Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed allocation of the site as a retail park has the potential to have a positive impact a number of sustainability objectives. However, as the site is already in use as a retail park there is only a low level of certainty about the impact on a number of sustainability objectives.</p> <p>The site is within 400m of a Quality Bus Corridor, less than 800m from Trafford Bar and Old Trafford Metrolink stations and within 20 minutes travel time of essential services by public transport. As such, the proposed allocation of the site could have a major positive impact on the objectives that relate to improving accessibility to essential services and facilities and improving choice of travel mode. The site is within Old Trafford Priority Regeneration Area and its allocation as a retail park could support the continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the allocation of the site has the potential to have a major positive impact on the objectives of reducing poverty and social exclusion and reducing economic inequalities; and some positive impact on the objective of enhancing Trafford's economic performance.</p> <p>The allocation of the site could also have a positive impact on several environmental objectives. In particular, it could support the remediation of an area of potentially contaminated land and may therefore have a major positive effect on the objective relating to land resources and contamination. Other environmental objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The allocation of the site could however have a negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty about this as a retail park is not normally considered to be a noise sensitive use. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. It is also uncertain whether the allocation of the site would have any significant impact on the amount of traffic generated by the site and, as such, the allocation of the site would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.</p>								

Key for effects

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

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

Trafford Retail Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The use of the site as a retail park would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The proposed use of the site would direct development to a location that is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is less than 250m from a bus stop and within 800m of a major bus station. It is also within 800m of a local centre and a primary school. The proposed use of the site could therefore significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is adjacent to a range of different uses and any development delivered on the site would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Trafford Retail Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
exclusion	The proposed allocation of the site could support the continued use of the site as a retail park, which may help protect existing jobs. The site is not located in close proximity to a Priority Regeneration Area or a Regeneration Area but is less than 800m from a major bus station. As such, the proposed allocation could have some positive impact on reducing poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on qualifications and skills. It is therefore unlikely to have any significant effects on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 200m of the A56 which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to sources of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that the proposed use of the site is not normally considered to be a noise-sensitive use.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The allocation of the site as a retail park would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure 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 close proximity to roads that were shown in the LDF Transport Modelling Report as operating with a volume over capacity ratio of 85% or greater. The site is within 250m of a bus stop and less than 800m from a bus station. In addition, the site is already in use as a retail park. In addition, the site is already in use as a retail park. As such, it is considered to be uncertain whether the allocation of the site as a retail park would have any significant impact on traffic generation. It is therefore uncertain whether the proposed use would have a significant impact on the objective.							

Trafford Retail Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. 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 allocation of the site is unlikely to have an adverse impact on any designated natural assets. Any development delivered on the site could however have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	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 considered to be susceptible to surface water flooding. The site is therefore considered to be at a medium risk of flooding and any development that takes place at the site may require some mitigation in order to ensure that flood risk is not increased elsewhere. As such, the proposed allocation of the site could have some negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The proposed use is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and	0	++	++	Medium	Local	Long term	Improved perceptions of the area.	

Trafford Retail Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce land contamination	The site is identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land and the site is also included on the NLUD database. As such, the proposed allocation could support investment in the area and provide opportunities to remediate contaminated land. As such, the proposed use has the potential to have a major positive impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The site is within 250m of a watercourse and any development that takes place on the site could result in the remediation of land which has been identified as potentially medium risk contaminated land. As such, the allocation of site could have some positive impact on the objective by eliminating a potential source of contaminants. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	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 within 250m of a bus stop and less than 800m from a bus station. The site is partly within an AQMA. Nevertheless, the site is already in use as a retail park. As such, it is uncertain whether the allocation of the site as a retail park would have any significant impact on traffic generation and associated vehicular emissions. It is therefore uncertain whether the proposed use would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no Conservation Areas or listed buildings within 300m of the site. The proposed use of the site is therefore unlikely to have a significant impact on the setting of any designated heritage assets. As such, the use of the site is unlikely to have a significant impact on this objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Low	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed allocation of the site could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the proposed use could have a positive impact on the objective. There is however only a low level of certainty over this impact due to the site being an existing retail park.							
EC2. Reducing disparities by	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	

Trafford Retail Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
releasing the potential of all residents particularly in areas of disadvantage	The proposed allocation of the site could result in the provision of employment and training opportunities in a location that is within 3km of a Regeneration Area and which is linked to this area by a high frequency public transport system. As such, it has the potential to have some positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	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 allocation of the site is unlikely to have a significant effect on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. Nevertheless, the site is an existing retail park and Core Strategy policy W2 requires indicates that development within this area should be limited to the sale of bulky comparison goods and stipulates that proposals to expand the existing retail park should be justified against the tests set out in national guidance. As such, the proposed allocation of the site would be unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The allocation of the site as a retail park is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
Sustainability Summary								

Trafford Retail 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 allocation of the site has the potential to have a positive impact a number of sustainability objectives. However, as the site is already in use as a retail park there is only a low level of certainty about the impact on a number of sustainability objectives.</p> <p>The site is within 250m of a bus stop, less than 800m from a major bus station and within 20 minutes travel time of essential services by public transport. As such, the proposed allocation of the site could have a major positive impact on the objectives that relate to improving accessibility to essential services and facilities and improving choice of travel mode. The allocation of the site could support its continued use of the site as a retail park, which may help protect existing jobs and support investment that could create additional employment opportunities. Consequently, the allocation of the site has the potential to have a positive impact on the objectives of reducing poverty and social exclusion; reducing economic inequalities; and enhancing Trafford's economic performance.</p> <p>The allocation of the site could also have a positive impact on several environmental objectives. In particular, it could support the remediation of an area of potentially contaminated land and may therefore have a major positive effect on the objective relating to land resources and contamination and some positive impact on the objective of protecting water quality. Other objectives that the proposed use could have a positive impact on include those relating to reducing contributions to climate change; biodiversity; and crime.</p> <p>The allocation of the site could however have a negative impact on the objective that relates to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty about this as a retail park is not normally considered to be a noise sensitive use. The proposed allocation could also result in development taking place in Flood Zone 2 and may therefore have some negative impact on the objective of reducing the impacts of climate change. In addition, the impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy. It is also uncertain whether the allocation of the site would have any significant impact on the amount of traffic generated by the site and, as such, the allocation of the site would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality.</p>								

Key for effects

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

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

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither option is likely to support the delivery of new housing or have an impact on balance of the housing market. Both options are unlikely to have a significant impact on the objective.								
S2. Improve accessibility for all to essential services and facilities	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Option 2	++	++	++	Medium	Local	Long term		
	Both options would direct development to a site that is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station and within 20 minutes travel time of essential services by public transport. As such, both options could have a major positive impact on the objective.								
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	Option 1	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	Option 2	++	++	++	Medium	Local	Long term		
	Both options would result in development being directed to a location that is within close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network and which is within 400m of a Quality Bus Corridor and less than 800m from a Metrolink station. Both options could therefore significantly improve the use of public transport and/or participation in walking or cycling and would have a major positive impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Option 1	+	+	+	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
	Option 2	+	+	+	Low	Local	Long term		

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Both of the options could support the delivery of new development that is designed in accordance with Core Strategy policy L7.4. Both options could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	Option 2	++	++	++	Medium	Local	Long term		
	Both options have the potential to create some employment opportunities and could therefore have a positive impact on poverty. There is however only a low level of certainty that Option 1 would have a significant impact on this objective given that the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities. By contrast, Option 2 would release a site for employment development within the Broadheath employment area and would therefore have greater potential to have a major positive impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Both options are unlikely to have a significant impact upon community identity and welfare. As such, it is unlikely to have a significant impact on the objective.								
S7. Improve qualifications and skills of the resident population	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	++	++	++	Low	Local	Long term		
	Option 1 is unlikely to have an impact on qualifications and skills and is therefore unlikely to have any significant effects on the objective. By contrast, Option 2 has the potential to generate apprenticeships in a Regeneration Area and could therefore have a major positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither option is likely to have a significant impact upon health. As such, both options are unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither option is likely to result in the redevelopment of any neglected land/sites identified on the Trafford Derelict Property and Sites list. Both options are therefore unlikely to have a significant impact on the objective.								
Environment									
E1. Reduce the effect of	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on air	Secure improvements to the public transport

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
traffic on the environment	Option 2	?	?	?	Low	Local	Long term	quality and greenhouse gas emissions.	network and ensure that the development is accessible by a choice of means of transport.
	Both options have the potential to generate some additional traffic and the site is located in close proximity to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. Both options would however direct development to a location that is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. In addition, it unclear whether either option would generate more traffic than the additional use of the site. Consequently, it is considered to be uncertain whether either option would have any significant impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Option 1	-	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	Option 2	-	-	-	Low	Local	Long term		
	Both of the options could potentially result in development taking place in a location that is immediately adjacent to the Bridgewater Canal wildlife corridor. As such, both options have the potential to have an adverse impact on a designated natural asset and could therefore have a negative effect on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.								
E3. Reduce contributions to climate change	Option 1	+	+	+	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
	Option 2	+	+	+	Low	Local	Long term		
	Both of the options could support the delivery of new development that has the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, both options have the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Option 1	+	+	+	Low	Local	Long term		
	Option 2	+	+	+	Medium	Local	Long term		
	Both options would direct development to a location that is within Flood Zone 1. Both options could encourage investment in the area which may provide some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, both options have the potential to have a positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and the continued allocation of the whole area as a retail park may not have a significant impact on investment in the area.								
E5. Reduce the environmental impacts of consumption and	Option 1	?	?	?	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.
	Option 2	?	?	?	Low	Local	Long term		

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
production	Both options are likely to result in mainly off-site provision for the management of waste. Waste generated by any development within the retail park could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.								
E6. Conserve land resources and reduce land contamination	Option 1	++	++	++	Low	Local	Long term	Improved perceptions of the area.	
	Option 2	++	++	++	Medium	Local	Long term		
Both of the options could support the remediation of land that is identified by the Contaminated Land Prioritisation Mapping as potentially containing high risk contaminated land. As such, the both options could have a major positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.									
E7. Protect and improve water quality	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and the use of the canal for recreation	
	Option 2	+	+	+	Medium	Local	Long term		
Both of the options could support development on areas of previously developed land that are immediately adjacent to the Bridgewater Canal. The development of these areas could enhance the setting of this watercourse and also eliminate a potential source of contaminants. Accordingly, both options have the potential to have a positive impact on the objective. There is however only a low level of certainty over the impact of Option 1 on this objective as the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would result in additional investment in the area and the remediation of existing areas of contaminated land.									
E8. Protect and improve air quality	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Option 2	?	?	?	Low	Local	Long term		
Both options have the potential to generate some additional traffic and the site is located partly within an AQMA. Both options would however direct development to a location that is less than 400m from a Quality Bus Corridor and less than 800m from a Metrolink station. In addition, it unclear whether either option would generate more traffic than the additional use of the site. Consequently, it is considered to be uncertain whether either option would have any significant impact on the objective.									
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Option 1	?	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	Option 2	?	?	?	Low	Local	Long term		
Secure high standards of design									

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Both options could result in development taking place within close proximity to the grade II listed former Lloyds bank and post office and another grade II listed building to the south on the opposite side of the Bridgewater Canal. Any development that took place in this area could potentially have some impact on the setting of these heritage assets, depending on the scale and form of any development that came forward. The setting of these heritage assets is however already influenced by large scale employment and commercial units in the vicinity. As such, it is considered to be uncertain whether either option would have a significant impact on the setting of these heritage assets or on the objective of protecting townscape character.								
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	Option 1	+	+	+	Low	Local	Long term	Secondary impacts on job creation and prosperity	
	Option 2	++	++	++	Medium	Local	Long term		
	Option 1 could support the continued use of the site as a retail park and may stimulate additional investment in the area. As such, the proposed option could have a positive impact on the objective. There is however only a low level of certainty over this impact due to the site being an existing retail park. By contrast, Option 2 would result in the creation of employment opportunities in one of the focus areas identified by Core Strategy policy W1.3 and would also have the potential to be in accordance with policy W1.8 which states that Broadheath will remain a principal employment location in the south of the borough. Option 2 could therefore have a major positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Option 1	+	+	+	Low	Local	Long term	Increased opportunities and quality of life.	
	Option 2	++	++	++	Medium	Local	Long term		
	Both options have the potential to create some employment opportunities and could therefore have a positive impact on economic disparities. There is however only a low level of certainty that Option 1 would have a significant impact on this objective given that the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities. By contrast, Option 2 would release a site for employment development within the Broadheath employment area and would therefore have greater potential to have a major positive impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither option is likely to have a significant impact upon Trafford's image as a tourism destination. As such, both options are unlikely to have a significant impact on the objective.								
EC4. Encourage the long term sustainability of	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		

Altrincham Retail Warehouse Park Boundary									
SA Objective	Option	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Trafford's Town Centres	The site is not within a town or district centre. Nevertheless, the site is an existing retail park and Core Strategy policy W2 requires indicates that development within this area should be limited to the sale of bulky comparison goods and stipulates that proposals to expand the existing retail park should be justified against the tests set out in national guidance. As such, Option 1 is unlikely to have any significant impact on the objective. Option 2 could result in the provision of a town centre use (i.e. offices) in an out of centre location. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there are likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered that Option 2 is also unlikely to have a significant impact on the objective.								
EC5. Improve the social and environmental performance of the economy	Option 1	0	0	0	Medium	N/A	N/A		
	Option 2	0	0	0	Medium	N/A	N/A		
	Neither option is likely to have a significant impact upon the social and environmental performance of Trafford's economy. As such, both options are unlikely to have a significant impact on the objective.								
Sustainability Summary									
<p>Both options for defining the boundary of Altrincham Retail Park would have a similar impact on a wide range of sustainability objectives. In particular, both options have the potential to direct development to an accessible location within the urban area that is well served by a choice of modes of transport. As such, both options have the potential to have a major positive impact on the objectives that relate to access to services and facilities and improving choice of travel mode. Both options could support the remediation of potentially high risk contaminated land and could therefore have a major positive effect on the objective that relates to conserving land resources and some positive effect on the objective of protecting water quality. Both options would also direct development to a location that is at a low risk of flooding and could therefore have a positive effect on the objective of reducing the impacts of climate change. Other objectives that both options could have a positive impact on include those that relate to crime; and reducing contributions to climate change.</p> <p>Both options could however result in development taking place in a location that is adjacent to a wildlife corridor and could therefore have some negative effect on the objective of protecting biodiversity. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact. Both options would also have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment; protecting air quality; reducing the environmental impacts of consumption and production; and protecting townscape character.</p> <p>Both options have the potential to create some employment opportunities and could support economic growth and reduce deprivation. As such, both options would have a positive effect on the objectives that relate to poverty and social exclusion; Trafford's economic performance; and economic disparities. Nevertheless, there is only a low level of certainty that Option 1 would have a significant impact on these objectives given that the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities. By contrast, Option 2 would release a site for employment development within the Broadheath employment area and would therefore have greater potential to have a major positive impact on these objectives. Option 2 could also have greater potential to generate apprenticeships and could therefore also have a major positive impact on the objective that relates to qualifications and skills.</p>									

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