

Appendix W

Discounted Sites

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

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

39 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in relatively close proximity to existing residential areas but it also adjoins open space. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is largely adjacent to Broomwood Regeneration Area and the development of the site for housing could have some positive impact on the regeneration of the area and help reduce poverty and social exclusion. However, as the proposed use of the site is housing, rather than an economic or community use, there is only a low level of certainty that the proposed use would have a positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broomwood Primary School. This school is within a Regeneration Area and has a surplus of places. The use of the site for housing could therefore help address this surplus and support the long term future of this school by generating demand for places. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.
	The site is within 200m of a road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.

39 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is adjacent to a designated wildlife corridor and it is considered that the use of the site for housing has the potential to have an adverse impact on biodiversity, flora and fauna. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site does adjoin areas that are more susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							

39 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The site comprises partially of previously developed land but the majority of the site is greenfield that is within the Green Belt. The proposed use would therefore result in the loss of greenfield land from the Green Belt and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is not within an AQMA but the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The southern part of the site is within the Green Belt and its use for housing is likely to have a negative impact on the openness of the Green Belt which is the essential characteristic of these areas. The Green Belt in this part of the Borough is narrow and, as such, the landscape character of the area is considered to be sensitive to new development. Accordingly, the use of the site for housing would have the potential to have a negative impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	

39 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
contribution to regional growth	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

39 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives of reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.</p> <p>The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.</p> <p>The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

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

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

Birch Farm, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	The site is outside of the urban area and is not within 400m of a Quality Bus Corridor or within 800m of a railway station or tram station. The site is however within 30 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is located outside of the urban area. It is not within 400m of a Quality Bus Corridor or 800m of a railway, Metrolink or bus station. There are a number of facilities within 800m of the site, including a school and a local centre, the site is however presently poorly connected to some of these areas and there is no footpath or street lighting along the section of Chapel Lane that connects the site to these facilities. As such, the proposed use of the site has the potential to increase car use and have a negative impact on the participation in walking.							

Birch Farm, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	0	--	--	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The development of the site would result in the provision of housing in a relatively isolated location. Consequently, the use of the site for housing could have a major negative impact on the objective. However, there is only a low level of certainty over this impact as any housing on the site could potentially be designed in line with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Forest Gate Primary School which is within the Partington Priority Regeneration Area. This school presently has a significant surplus of places and the proposed use of the site for housing could help address this surplus and support the long term future of this school by generating demand for school places. Accordingly, the use of the site for housing could have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise. It is however within 1800m of a sports facility and, as such, the use of the site for housing has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							

Birch Farm, Partington								
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	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is not within 400m of a Quality Bus Corridor or 800m of a railway/Metrolink station and is presently a vacant, greenfield site. As such, the use of the site for housing could result in a significant increase in traffic and has the potential to have a significant negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The northern boundary of the site is formed by the Red Brook which is a wildlife corridor. Due to the proximity of the site to this designated wildlife corridor, the use of the site for housing could have an adverse effect on a designated natural asset. The proposed use of the site therefore has the potential to have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.

Birch Farm, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Part of the site is within Flood Zone 2 and other parts are in Flood Zone 3. Parts of the site are therefore considered to be at a medium/high risk of flooding and the proposed use of the site for housing could therefore increase flood risk elsewhere without the implementation of appropriate mitigation measures. Consequently, the proposed use of the site would have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The proposed use of the site for housing would result in the significant loss of greenfield land and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation mapping as a potentially contaminated site. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.

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

Birch Farm, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
as a tourism destination	The proposed use of the site is not a tourism use and it would be unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area and employment	
	The site is just over 750m from Partington Local Centre. Given the scale of development that is envisaged at the site, its use for housing increase the number of people using the Local Centre and have a positive impact on its sustainability. Accordingly, the proposed use of the site has the potential to have a positive impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the land at Birch Farm for housing could have a positive impact on several social objectives. In particular, by resulting in the provision of housing in a Priority Regeneration Area, the proposed use of the site would have the potential to have a major positive impact on the objectives relating to achieving a better balance in the housing market and reducing poverty and social exclusion. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on the objectives of improving accessibility to essential services and facilities; improving health; and the environmental objective of reducing contributions to climate change. The proposed use of the site for housing could have some positive impact on the economic objective of encouraging the long term sustainability of Trafford's town centres.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. A wildlife corridor is adjacent to the site and the development of the site for housing could therefore have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources due to the fact that it would result in the loss of a significant area of greenfield land.</p> <p>Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, it is considered that the proposed use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting to air quality. The proposed use of the site would result in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. It could also have some impact on the setting of a designated heritage asset. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.</p> <p>The proposed use of the site would have an uncertain impact on the objective that relates reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location and some negative impact on the objective of improving choice of mode of travel.</p>								

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

Bow Lane, Bowdon								
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	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are a number of service and facilities within walking distance of the site, including Bollin Primary School and a neighbourhood centre on Vicarage Road. The site is also within 30 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	?	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	There are some local facilities within convenient walking distance of the site, including schools and a neighbourhood centre. There is also a bus stop within 250m of the site. Nevertheless, the site is outside of the existing urban area and is not within 400m of a Quality Bus Corridor or a train or Metrolink station. It is therefore considered to be uncertain whether the proposed use would improve the choice of travel mode and participation in walking and cycling.							
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Bow Lane, Bowdon								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in relatively close proximity to existing residential areas but it also adjoins open space to the south. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located outside of the urban area and is not within particularly close proximity of a Priority Regeneration Area or a Regeneration Area. The development of the site for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
	The site is located within the catchment area of Stamford Park Primary School and Bollin Primary School. Neither of these schools is within a Regeneration Area. Whilst Bollin Primary School has a small surplus of places, Stamford Park Primary School is presently operating above capacity. As such, it is uncertain whether the use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.							
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise pollution identified by Defra. It is within 1800m of sports facility and the use of the site for housing therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low level of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							

Bow Lane, Bowdon								
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	--	--	--	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and the proposed use of the site could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	--	--	--	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor and SBIs is avoided or mitigated.
	The site is within 300m of Priory Wood SBI, Vicarage Gorse Covert SBI and Hanging Bank Covert SBI and is also within a wildlife corridor. The use of the site for housing could have an adverse impact on these designated natural assets and, as a result, have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							

Bow Lane, Bowdon								
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 use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	--	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The proposed use of the site for housing would result in the significant loss of greenfield land and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation mapping as a potentially contaminated site. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	The site is not within an AQMA but the use of the site for housing will inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							

Bow Lane, Bowdon								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	-	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	The site is not within 300m of a Conservation Area but the grade II listed Bow Green Farmhouse is approximately 75m to the west of the site and the grade II listed Priory and Well House are approximately 100m to the east of the site. The proposed use of the site would have the potential to impact on the existing semi-rural setting of these listed buildings. The proposed use of the site for housing would also result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. In addition, the site is within the Green Belt and its use for housing is likely to have a significant negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, the proposed use of the site for housing would have a negative impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A		

Bow Lane, Bowdon								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sustainability of Trafford's Town Centres	Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
Sustainability Summary								
<p>The proposed use of the land at Bow Lane for housing could have a positive impact on several social objectives. In particular, it has the potential to have some positive effect on the objectives relating to achieving a balance and mix of housing; health; crime and fear of crime; and accessibility to essential facilities. The proposed use of the site could also have a positive impact on several environmental objectives, including the objective of reducing contributions to climate change; and a major positive effect on the objective of reducing the impact of climate change.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and in close proximity to three SBIs. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.</p> <p>Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objective of reducing the effects of traffic on the environment and some negative impact on the objective relating to air quality.</p> <p>The proposed use of the site would result in development taking place in close proximity to a listed building and in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.</p> <p>The proposed use of the site would also have an uncertain impact on the objectives that relate to choice of mode of travel; education and skills; and reducing the environmental impacts of consumption and production.</p>								

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

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

Broad Oak Farm, Chapel Lane, Warburton,								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	The site is outside of the urban area and is not within 400m of a Quality Bus Corridor or within 800m of a railway station or tram station. The site is however within 30 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is located outside of the urban area. It is not within 250m of a bus stop, 400m of a Quality Bus Corridor or 800m of a railway, Metrolink or bus station. There are a number of facilities within 800m of the site, including a school and a local centre, the site is however presently poorly connected to these areas and there is no footpath or street lighting along the section of Moss Lane that connects the site to these facilities. As such, the proposed use of the site has the potential to increase car use and have a negative impact on the participation in walking.							
S4. Reduce crime, disorder and the fear of crime	0	--	--	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Broad Oak Farm, Chapel Lane, Warburton,								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The development of the site would result in the provision of housing in a relatively isolated location. Consequently, the use of the site for housing could have a major negative impact on the objective. However, there is only a low level of certainty over this impact as any housing on the site could potentially be designed in line with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within relatively close proximity to Partington Priority Regeneration Area and the proposed use of the site could therefore make some positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use of the site could have a positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Partington Primary School which is within the Partington Priority Regeneration Area. This school presently has a significant surplus of places and the proposed use of the site for housing could help address this surplus and support the long term future of this school by generating demand for school places. Accordingly, the use of the site for housing could have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise. It is however within 1800m of a sports facility and, as such, the use of the site for housing has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							

Broad Oak Farm, Chapel Lane, Warburton,								
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	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and its use for housing could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is immediately adjacent to Sinderland Wood SBI and Broad Oak Wood SBI. In addition, a wildlife corridor runs through the site. Due to the proximity of the site to these features, the use of the site for housing could have a significant adverse effect on a designated natural asset. The proposed use of the site therefore has the potential to have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.

Broad Oak Farm, Chapel Lane, Warburton,								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is partly within Flood Zone 2 and sections of the site are also within a surface water management zone. The site is therefore considered to be at a medium risk of flooding and the proposed use of the site for housing could increase flood risk elsewhere without the implementation of appropriate mitigation measures. Consequently, the proposed use of the site could have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The proposed use of the site for housing would result in the significant loss of greenfield land and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use of the site would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation mapping as a potentially contaminated site. As such, it is considered that the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.

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

Broad Oak Farm, Chapel Lane, Warburton,								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
as a tourism destination	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the land at Broad Oak Farm for housing could have a positive impact on several social objectives. In particular, it would have the potential to have some positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; reducing poverty and social exclusion; and improving health. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. A designated wildlife corridor runs through the site and the site is in close proximity to a SBI. The development of the site for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.</p> <p>Given the size of the site and the scale of development it could accommodate, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, it is considered that the proposed use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting to air quality. The proposed use of the site would result in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. It could also have some impact on the setting of a designated heritage asset. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.</p> <p>The proposed use of the site would have an uncertain impact on the objective that relates reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location and some negative impact on the objective of improving choice of mode of travel.</p>								

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

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

Chester Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
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	
	There are a number of service and facilities within walking distance of the site, including a primary school, and Stretford town centre is approximately 500m to the north of the site. The site is also within 400m of a Quality Bus Corridor and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Medium	Local	Long term	Cumulative impact on the maintenance and enhancement of public transport services	
	There are a number of facilities within convenient walking distance of the site and the entire site is less than 400m from a Quality Bus Corridor. The site is also located in relatively close proximity to cycle routes that form part of the Strategic Active Travel network. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could have a positive impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site adjoins areas of open space but any employment 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 significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	

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

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

Chester Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	
	The proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site employment development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potential medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. 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	N/A	N/A	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is partly within an AQMA and whilst the type of employment that would be delivered on the site is presently unknown, the proposed use of the site would have the potential to generate additional traffic and associated vehicular emissions. As such, the proposed use of the site could have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the	0	0	0	Medium	N/A	N/A		

Chester Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
diversity and distinctiveness of landscape and townscape character and cultural facilities	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use of the site would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet the objectives set out in Core Strategy policy W1.11. The proposed use of the site therefore has the potential to have a positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The use of the site for employment development would have the potential to create some employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is within close proximity of Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within a town or district centre. It is presently unknown whether any employment development at the site may include town centre uses, such as B1 office development. Nevertheless, a need for office development in the Borough was identified by the Trafford Employment Land Study (2009) and the Trafford Other Town Centre Uses Study (2010) established that there is likely to be insufficient suitable and available sites in Trafford's town centres for office development. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is considered that the use of the site for employment development 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 use of the site for employment development is unlikely to have a significant impact on the social or environmental performance of the economy and, as such, is unlikely to have any significant effect on the objective.							
Sustainability Summary								

Chester Road, Stretford								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Chester Road for employment development has the potential to have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of development in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities and some positive effect on the objective of improving choice of travel mode. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. In addition, it could create employment opportunities and support economic growth. As such, it has the potential to have a positive impact on the objectives of enhancing Trafford's economic performance; reducing poverty and social exclusion; and reducing economic inequalities.</p> <p>The use of the site for employment development could also have a positive impact on several environmental objectives. In particular, it has the potential to result in the remediation of an area of potentially medium risk contaminated land and therefore could therefore have a positive effect on the objectives relating to land resources and contamination; and water quality. The proposed use could also have some positive impact on the objectives relating to biodiversity and reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. It would have the potential to generate additional traffic in an AQMA and could result in a negative impact on the objective of protecting air quality and an uncertain impact on the objective of reducing the impacts of traffic on the environment. The proposed use would also result in development taking place in Flood Zones 2 and 3 and could have a negative impact on the objective of reducing the impacts of climate change. The site is also situated within 200m of a major source of noise pollution and, as such, the proposed use of the site could have a negative impact on the objective that relates to health. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

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

Field West of Nursery School, 28 Ridgeway Road, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. Reduce poverty and social exclusion	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is largely within the Broomwood Regeneration Area and the development of the site for housing could have some positive impact on the regeneration of the area and help reduce poverty and social exclusion. However, as the proposed use of the site is housing, rather than an economic or community use, there is only a low level of certainty that the proposed use would have a positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broomwood Primary School. This school is within a Regeneration Area and has a surplus of places. The use of the site for housing could therefore help address this surplus and support the long term future of this school by generating demand for places. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.
	The site is within 200m of a road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	The development of this greenfield site for housing would inevitably generate additional traffic which could place some pressure on nearby roads. However, there are a number of local facilities and a bus stop within convenient walking distance of the site. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the use of the site for housing would have a significant impact on the objective.							

Field West of Nursery School, 28 Ridgeway Road, Timperley								
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	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is adjacent to a designated wildlife corridor and it is considered that the use of the site for housing has the potential to have an adverse impact on biodiversity, flora and fauna. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							

Field West of Nursery School, 28 Ridgeway Road, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The site comprises largely of greenfield land and is within the Green Belt. The proposed use would therefore result in the loss of greenfield land from the Green Belt and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The development of this greenfield site for housing would inevitably generate additional traffic and associated vehicular emissions. However, the site is not within an AQMA and there are a number of local facilities and a bus stop within convenient walking distance of the site. Consequently, and taking into account the size of the site and the scale of development it would be likely to accommodate, it is considered to be uncertain whether the use of the site for housing would have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The southern part of the site is within the Green Belt and its use for housing is likely to have a negative impact on the openness of the Green Belt which is the essential characteristic of these areas. The Green Belt in this part of the Borough is narrow and, as such, the landscape character of the area is considered to be sensitive to new development. Accordingly, the use of the site for housing would have the potential to have a negative impact on the objective.							

Field West of Nursery School, 28 Ridgeway Road, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The site is within Broomwood Regeneration Area but the proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Field West of Nursery School, 28 Ridgeway Road, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. It could also have a positive impact on the environmental objectives of reducing contributions to climate change; and a major positive impact on the objective of reducing the impacts of climate change.</p> <p>The proposed use of the site for housing would however have the potential to have a negative or uncertain impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. By resulting in the loss of greenfield land within the Green Belt the proposed use of the site would also have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.</p> <p>The development of the site for housing would inevitably generate a degree of traffic and could place additional pressure on nearby roads. There are however some local facilities and a bus stop within convenient walking distance of the site and, given its size, the site is unlikely to accommodate a significant scale of development. It is therefore considered that the proposed use of the site would have an uncertain impact on the objectives that relate to reducing the effects of traffic on the environment and protecting air quality. The use of the site for housing would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

Key for effects

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

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

Grove Park, Delahays Road, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieving a better balance and mix in the housing market	0	0	0	Medium	N/A	N/A		
	The use of the site as a burial ground 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 services and facilities	0	0	0	Medium	N/A	N/A		
	A burial ground is unlikely to be classified as an essential service or facility and, as such, the proposed use of the site as a cemetery is unlikely to have any significant 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 identification of the site as a burial ground would be unlikely to have a significant impact upon choice of travel mode. As such, it would be unlikely to have a significant impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
	The identification of the site as a burial ground would be unlikely to have a significant impact upon crime, disorder and fear of crime. As such, it would be unlikely to have a significant impact on the objective.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The identification of the site as a burial ground would be unlikely to have a significant impact upon poverty and social exclusion. As such, it would be unlikely to have a significant impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The identification of the site as a burial ground would be unlikely to have a significant impact upon community identity or welfare. As such, it would be 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 identification of the site as a burial ground would be unlikely to have a significant impact on the qualification and skills of the population. As such, it would be unlikely to have a significant impact on the objective.							

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

Grove Park, Delahays Road, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
change	The site is located entirely within flood zone 1. Parts of the site are however in an area that has been identified as a surface water management zone and it adjoins areas that are susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding but its redevelopment for housing, employment or mixed use development offers some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use of the site could therefore have some positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have any significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have any significant effects on the objective.							
E6. Conserve land resources and reduce land contamination	0	- -	- -	Medium	Local	Long term		
	The proposed use of the site for housing, employment or mixed use development would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potential low risk site. The site is however a greenfield site and its use as a burial ground would therefore result in the loss of a significant area of greenfield land. As such, each of the proposed uses of the site would have a major negative impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site as a burial ground may result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially low risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within 200m of an AQMA and is within 250m of a bus stop. Nevertheless, the proposed use of the site would however inevitably generate additional traffic and the site is not within 400m of a Quality Bus Corridor or less than 800m from a Metrolink or railway station. The proposed use of the site would therefore have an uncertain impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.

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

Grove Park, Delahays Road, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site as a burial ground would not have a significant impact on the majority of the sustainability objectives. It would have the potential to have some positive impact on the objective of reducing the impact of climate change by resulting in development being directed to a site that is at a low/medium risk of flooding. The proposed use of the site could also have some positive impact on water quality by eliminating a potential source of contaminants.</p> <p>Nevertheless, the use of Grove Park as a burial ground could have a negative impact on several objectives. It would result in the loss of a significant area of greenfield land and, as such, could have a major negative impact on the objective of conserving land resources. By resulting in development taking place in a designated wildlife corridor it could also have a major negative impact on the objective of protecting biodiversity. In addition, the proposed use of the site could also have some negative impact on the objectives concerned with health and landscape character.</p> <p>The use of Grove Park as a burial ground would inevitably generate some additional traffic in the area and the site is not located in close proximity to a Quality Bus Corridor or a train or Metrolink station. As such, the proposed use could have some negative impact on the objective of reducing the effects of traffic on the environment and would have an uncertain impact on the objective of protecting air quality.</p>								

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

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

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

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
quality of life to all communities.	The site is within 400m of a bus stop and there are some local facilities within walking distance of the site. The site however in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. As such, the proposed use of the site for housing, employment or mixed use development would have an uncertain impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is outside of the urban area but it is adjacent to existing residential areas. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The use of the site for housing would result in the provision of housing in close proximity to Sale West Priority Regeneration Area and Broadheath Regeneration Area. As such, the proposed use of the site for housing could help support the regeneration of this area and have a positive impact on the objective. The use of the site for employment or mixed use development would result in the provision of employment opportunities within close proximity of a Priority Regeneration Area and a Regeneration Area. Both of these uses therefore also have the potential to make a contribution towards reducing poverty and social exclusion.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	++	++	Medium	Local	Long term		
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broadheath Primary School. This school is within a Regeneration Area and there is a surplus of places at this school. The proposed use of the site for housing or mixed use development could make a contribution to the long term future of this school by addressing some of this surplus capacity and could therefore have a major positive impact on the objective. The use of the site for employment development has the potential to generate apprenticeships and could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise identified by Defra. It is within 1800m of a sports facility and, as such, the use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure contributions towards enhancing public transport services.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is largely greenfield and its development for housing, employment or mixed use development would inevitably generate a degree of traffic. There are some local facilities within walking distance of the site. Nevertheless, the site is located outside of the urban area and is in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. Consequently, and taking into account the size of the site and the scale of development it would have the potential to accommodate, it is considered that each of the proposed uses of the site could have a negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	--	--	Medium	Local	Long term		
	Exclude area of the site that is designated as a SBI, and a suitable buffer, from the developable area.								

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The site is immediately adjacent to a designated wildlife corridor and the site itself contains three SBIs. The site is also within relatively close proximity to the buffer zone for a SSSI. Consequently, it is considered that each of the proposed uses could have a significant adverse impact on designated natural assets or could even result in the loss of a SBI. As such, each of the proposed uses could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, the level of certainty over this impact is not high.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.								
E4. Reduce impact of climate change	Housing	0	+	+	Medium	Local	Long term		
	Employment	0	+	+	Medium	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is located largely within Flood Zone 1 although a small part of the southern section of the site is within Flood Zone 2. As such, the site is considered to be at a low/medium risk of flooding. The development of the site could offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, each of the proposed uses has the potential to have a positive impact on the objective.								
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Reduced need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD. Ensure the prior extraction of aggregates to prevent the sterilisation of a mineral resource.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
	Each of the proposed uses of the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed uses would have an uncertain impact on the objective. In addition, the site forms part of a wider area that has been identified as an Area of Search for aggregates. Whilst any aggregates at the site could potentially be extracted prior to any development taking place, the development of the site, particularly for housing or mixed use development, may prevent the working of aggregates on adjacent land due to it introducing a sensitive receptor in close proximity to the site.								
E6. Conserve land resources and reduce land contamination	Housing	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land.
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	--	--	Medium	Local	Long term		

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	A portion of the site is identified by the Contaminated Land Prioritisation Mapping as a high risk site and each of the proposed uses could therefore result in the remediation of some contaminated land. Nevertheless, the site comprises largely of greenfield land and it is within the Green Belt. As such, the proposed use of the site would result in the significant loss of greenfield land within the Green Belt and, as such, could have a major negative impact on the objective.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially high risk contaminated land. The site is within 50m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have some positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is not within 200m of an AQMA but the use of the site for housing, employment or mixed use development would inevitably generate some traffic and result in vehicular emissions. The site is more than 400m from a Quality Bus Corridor and in excess of 800m from a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to result in unsustainable modes of travel that have a negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	Each of the proposed uses of the site for housing would result in the development taking place in an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. In addition, the site is within the Green Belt and its use for housing, employment or mixed use development is likely to have a significant negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, each of the proposed uses could have a negative impact on the objective.								
Economic									
EC1. Enhance Trafford's	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary	

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	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	Employment	0	+	+	Medium	Borough wide	Long term	economic impacts through the creation of jobs in the construction process.	
	Mixed Use	0	+	+	Medium	Borough wide	Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	++	++	Medium	Local	Long term	Increased opportunities and quality of life.	
	Mixed Use	0	++	++	Medium	Local	Long term		
The proposed use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development has the potential to result in the provision of employment and training opportunities in a location that is adjacent to Sale West Priority Regeneration Area and Broadheath Regeneration Area. The use of the site for employment or mixed use development could therefore have a major positive impact on the objective.									
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. As such, the proposed use of the site for housing, employment or mixed use development is unlikely to have a significant effect on the objective.									
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Mixed Use	0	?	?	Low	More than local	Long term		

Land at Altrincham Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant adverse impact on the sustainability of Trafford's town centres. There is however only a low level of certainty about this impact as it is unknown whether any employment development at the site would incorporate a B1 office element and Core Strategy policy W2 has a presumption against out of centre development of town centre uses.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The use of the site for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses could have a positive impact on the objectives relating to improving accessibility to essential services and facilities; crime; and reducing poverty and social exclusion. In addition, through having the potential to generate apprenticeships or support existing schools with surplus capacity, each of the proposed uses could also have a positive impact on the objective of improving qualifications and skills.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect the environmental objectives relating to reducing contributions to climate change; protecting water quality; and reducing the impacts of climate change. Each of the proposed uses would however result of the loss of greenfield land in the Green Belt and in the area where the Core Strategy seeks to protect landscape quality. As such, each of the proposed uses could have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. In addition, given the quantum of development that could be delivered on the site and its distance from high frequency public transport services, it is considered that each of the proposed uses could have a negative impact on the objectives that relate to reducing the impacts of traffic on the environment and protecting air quality; and an uncertain impact on the objective of enhancing choice of travel mode. Each of the uses could also have a major negative impact on the objective that relates to biodiversity and would have an uncertain impact on the objective of reducing the effects of traffic on the environment.</p> <p>The use of the site for housing or mixed use development could have a positive impact on the objectives relating to achieving a better balance in the housing market. Both of these uses could have some positive effect on the objective relating to health. By contrast, the use of the site for employment development would be unlikely to have a significant impact on either of these objectives.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have a major positive impact on the objective relating to reducing economic disparities and some positive impact on the objective of enhancing Trafford's economic performance. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

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

Land at Barton Bridge, Davyhulme								
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 for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 30 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is located within the urban area. There is a bus stop within 400m of the site. This bus stop is however situated to the east of the site and is separated from it by the M60 motorway. The nearest bus stop on the western side of the M60 is in excess of 500m from the site and there are also few facilities within walking distance of the site. The site is also in excess of 400m from a Quality Bus Corridor and is more than 800m from a railway, Metrolink or bus station. As such, the proposed use of the site has the potential to increase car use and have a negative impact on the participation in walking.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Low	N/A	N/A		
	The site is not located in close proximity to a Priority Regeneration Area or a Regeneration Area and is not effectively linked to these areas by public transport. As such, although the proposed use of the site would have the potential to create some employment opportunities, it is unlikely to have a significant impact on reducing poverty or social exclusion. Consequently, the proposed use is unlikely to have a significant impact on the objective.							

Land at Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	0	+	+	Low	Local	Long term		
The proposed use of the site for employment development would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
The site is situated within 200m of the M60 motorway which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions. Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.
The use of the site for employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The proposed use of the site therefore has the potential to have some negative impact on the objective. Nevertheless, as the exact nature of any future employment use is unknown, and taking into account the size of the site and the scale of development it would be likely to accommodate, there is only a low level of certainty about the impact on the objective.								

Land at Barton Bridge, Davyhulme								
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. Only the very northern tip of the site is within 300m of a wildlife corridor and it is considered that the use of the site for employment development is unlikely to have an adverse impact on this, or any other, designated natural asset. The proposed use of the site does however have the potential to have a positive impact on this objective by enhancing existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it 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 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 partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and could therefore require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and	0	+	+	Medium	Local	Long term	Improved perceptions of the area.	

Land at Barton Bridge, Davyhulme								
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 proposed use of the site would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk contaminated land. As such, the proposed use of the site could have a major positive impact on the objective							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site for employment development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The use of the site for employment development would inevitably generate a degree of traffic and the site is not located in particularly close proximity to existing public transport services. The site is also within the buffer zone for an AQMA. It is therefore considered that the proposed use of the site has the potential to have a major negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape or townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful	0	+	+	Low	Local	Long term		Secure improved public transport links to the site, particularly from Regeneration Areas

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

Land at Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Barton Bridge for employment development has the potential to have a positive impact on certain sustainability objectives. In particular, it could have some positive impact on the social objectives relating to improving access to services and facilities and crime. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships. The use of the site for employment development could also have some positive impact on Trafford's economic performance.</p> <p>The use of the site for employment development could also have a positive impact on some environmental objectives. Specifically, it would result in the remediation of an area of potentially contaminated land and could therefore have some positive effect on the objectives that relate to land resources and water quality. Other environmental objectives that the proposed use of the site could have a positive impact on include those that relate to biodiversity and reducing contributions to climate change.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and is located within the buffer zone for an AQMA. The proposed use therefore has the potential to have a major negative effect on the objectives relating to air quality; and some negative impact on the objectives of reducing the effects of traffic on the environment; and improving choice of travel mode. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that employment development is not normally considered to be a noise sensitive use.</p> <p>In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

Land at Davenport Green Hall								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not residential development and it would not result in the loss a previously identified housing site. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	0	0	Medium	N/A	N/A		
	The removal of the site from the Green Belt is unlikely to have a significant impact on access to essential services and facilities and, as such, is 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.	0	0	0	Medium	N/A	N/A		
	The removal of the site from the Green Belt is unlikely to have a significant impact on choice of travel mode and, as such, is unlikely to have a significant 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
	Although there is presently limited information available on the type of development that would be delivered on the site if it were to be removed from the Green Belt, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Low	N/A	N/A		
	Any development associated with the existing tourist facility has the potential to generate some employment opportunities. Nevertheless, the site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area and the proposed use of the site is unlikely to have a significant impact on the objective.							
S6. Encourage a sense of	0	0	0	Medium	N/A	N/A		

Land at Davenport Green Hall								
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 removal of the site from the Green Belt is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The removal of the site from the Green Belt is unlikely to have an impact on education and skills and is unlikely to have any significant effects on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The removal of the site from the Green Belt is unlikely to have an impact on health and is unlikely to have any significant effects on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The removal of the site from the Green Belt would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure contributions towards enhancing public transport services.
	Additional development to support the existing tourist facility has the potential to generate some additional traffic. The site is located outside of the urban area and is in excess of 400m from the nearest bus stop. The site is also in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. Consequently, any additional development at the site could result in unsustainable patterns of travel and, as such, 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 as the amount of additional traffic that would be generated is uncertain.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Low	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features.
	The site is within a designated wildlife corridor and its removal from the Green Belt and subsequent development associated with its existing tourist use therefore has the potential to have a significant adverse impact in this designated natural asset and, as a result, could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							

Land at Davenport Green Hall								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 but it is within an area that has been identified as a surface water management zone. The site is therefore considered to be at a low/medium risk of flooding and any development that took place on the site may offer some opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site could have a positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Any development at the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any future development at the site is appropriate in scale in order to minimise the loss of greenfield land.
	The proposed use of the site seeks to remove it from the Green Belt. Consequently, any subsequent development that took place on the site would not amount to development within the Green Belt. The site does however comprise predominantly of greenfield land and any subsequent development at the site would have the potential to result in the loss of greenfield land. As such, the proposed use of the site has the potential to have a negative impact on the objective.							
E7. Protect and improve water	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	

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

Land at Davenport Green Hall								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The site is within 3km of a Regeneration Area but is not linked to this area by a high frequency public transport system and it is therefore considered that the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	+	+	Medium	Local	Long term		
	The site is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. It is however an existing tourist facility and its removal from the Green Belt could support its existing role and thereby have a positive impact on the objective of enhancing Trafford's image as a tourism destination.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have any significant effects on the sustainability of Trafford's town centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The removal of the land at Davenport Green Hall from the Green Belt in order to support the use of the existing tourist facility would not have any significant impact on the majority of the sustainability objectives. The proposed use of the site could however enhance the existing function of the site and, as a result, have some positive impact on the image of Trafford as a tourism destination. Any development delivered on the site could also be designed in accordance with Core Strategy policy L7.4 and could incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site could have some positive impact on the objectives that relate to crime and reducing contributions to climate change. Other objectives that the proposed use of the site could have a positive impact on include those that relate to protecting water quality and reducing the impacts of climate change.</p> <p>The proposed use of the site could however have a negative impact on several objectives. In particular, the removal of the site from the Green Belt and any subsequent development to support the use of the existing tourist facility could have a negative impact on the objectives of protecting landscape character and conserving land resources. The site is within a designated wildlife corridor and any development at the site could have a major negative impact on the objective of protecting biodiversity. In addition, due to the fact that the site is outside of the urban area and is poorly served by public transport, any future development delivered at the site has the potential to have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The impact of the proposed use of the site on the objective of reducing the environmental impacts of consumption and production is also considered to be uncertain due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

Key for effects

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

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

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social									
S1. Achieve a better balance and mix in the housing market between availability and demand	Housing	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
The proposed use of the site for housing or mixed use development incorporating a residential element would have the potential to make a contribution to balance and mix of the housing market. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). The use of the site for employment development would not result in the loss of a site that has been previously identified for residential development and, as such, would be unlikely to have a significant impact on the objective.									
S2. Improve accessibility for all to essential services and facilities	Housing	0	++	++	Medium	Local	Long term	Cumulative impact with other development on the maintenance and enhancement of public transport services	
	Employment	0	++	++	Medium	Local	Long term		
	Mixed Use	0	++	++	Medium	Local	Long term		
The site is within 250m of bus stops on Woodhouse Road and Davyhulme Road and is within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing, employment or mixed use development could have a major positive impact on the objective.									
S3. Enhance transport infrastructure, improve choice of travel mode and	Housing	0	+	+	Low	Local	Long term	Secure contributions towards enhancing public transport services.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
quality of life to all communities.	There are some local facilities within walking distance of the site and the site is also within 250m of bus stops on Woodhouse Road and Davyhulme Road. The site is also immediately adjacent to aspirational cycle routes that may form part of the Strategic Active Travel network. As such, each of the proposed uses could have some positive impact on the objective. There is however only a low level of certainty over this impact as the site is not within 400m of a Quality Bus Corridor or within 800m of a railway or Metrolink station.								
S4. Reduce crime, disorder and the fear of crime	Housing	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
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The site is adjacent to existing residential areas. Although there is presently limited information available on the type of development that would be delivered on the site, any development would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing, employment or mixed use development could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.								
S5. Reduce poverty and social exclusion	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not within or in close proximity to a Priority Regeneration Area or a Regeneration Area nor is it linked to these areas by a high frequency public transport system. As such, the proposed use of the site for housing, employment or mixed use development is unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed use development is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	Housing	0	+	+	Medium	Local	Long term	Increased opportunities and quality of life.	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Medium	Local	Long term		
	The site is in the catchment area of Woodhouse Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does presently have some surplus capacity. The use of the site for housing or mixed use development incorporating a residential element could therefore have a positive impact on the objective by helping to address this surplus capacity and supporting the long term future of the school. The use of the site for employment purposes has the potential to generate apprenticeships and would therefore have a positive impact on the objective. There is however only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	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	Housing	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is not within 200m of a major source of noise identified by Defra. It is within 1800m of a sports facility and, as such, the use of the site for housing or mixed use development incorporating a residential element has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise. The use of the site for employment development would be unlikely to have a significant impact on the objective.								
S9. Protect and improve local neighbourhood quality	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for housing, employment or mixed-use development would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment									
E1. Reduce the effect of traffic on the environment	Housing	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure contributions towards enhancing public transport services.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is largely greenfield and its development for housing, employment or mixed use development would inevitably generate a degree of traffic. There are some local facilities within walking distance of the site and the site is within 250m of bus stops on Woodhouse Road and Davyhulme Road. Nevertheless, the site is in excess of 400m from a Quality Bus Corridor and more than 800m from a railway, Metrolink or bus station. Consequently, and taking into account the size of the site and the scale of development it could accommodate, it is considered that each of the proposed uses of the site could have a negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	Housing	0	--	--	Medium	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Exclude area of the site that is a SBI and a suitable buffer from the developable area.
	Employment	0	--	--	Medium	Local	Long term		
	Mixed Use	0	--	--	Medium	Local	Long term		

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The majority of the site is designated as Davyhulme Sewage Works SBI and the site is adjacent to the Manchester Ship Canal wildlife corridor. Consequently, each of the proposed uses has the potential to have a significant adverse impact on designated natural assets or could even result in the loss of a SBI. As such, each of the uses could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, the level of certainty over this impact is not high.								
E3. Reduce contributions to climate change	Housing	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site for housing, employment or mixed use development has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.									
E4. Reduce impact of climate change	Housing	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	Employment	0	-	-	Medium	Local	Long term		
	Mixed Use	0	-	-	Medium	Local	Long term		
Application of the Exception Test for the parts of the site within Flood Zone 3 and, if necessary, exclude this part of the site from the development area.									
A significant proportion of the site is within Flood Zone 2 and parts of the site are within Flood Zone 3. As such, the site is considered to be at a high risk of flooding and the use of the site for housing, employment or mixed use development is therefore considered to have the potential to increase flood risk elsewhere and could require the implementation of significant flood risk management/mitigation measures. Consequently, each of the proposed uses could have a negative impact on the objective.									
E5. Reduce the environmental impacts of consumption and production	Housing	0	?	?	Low	Local	Long term	Secondary impacts on the need for additional landfill capacity	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		
The use of the site for housing, employment or mixed use development is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, each of the proposed uses would have an uncertain impact on the objective.									
E6. Conserve land resources and reduce land contamination	Housing	0	?	?	Low	Local	Long term	Secondary impacts on perceptions of the area.	Ensure any development is built to an appropriate density in order to minimise the need to release further greenfield sites.
	Employment	0	?	?	Low	Local	Long term		
	Mixed Use	0	?	?	Low	Local	Long term		

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect			Mitigation	
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence		Secondary, cumulative, synergistic
	The majority of the site is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. Consequently, each of the proposed uses could result in the reclamation of a significant area of contaminated land. Nevertheless, the majority of the site is considered to be greenfield and the proposed use of the site would therefore result in the loss of a significant area of greenfield land. As such, each of the proposed uses of the site would have an uncertain impact on the objective as it is uncertain whether the remediation of a significant area of contaminated land would outweigh the significant loss of greenfield land.								
E7. Protect and improve water quality	Housing	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	Employment	0	+	+	Low	Local	Long term		
	Mixed Use	0	+	+	Low	Local	Long term		
	The use of the site for housing, employment or mixed use development could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 50m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing, employment or mixed use development could therefore have some positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.								
E8. Protect and improve air quality	Housing	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is not within 200m of an AQMA but the use of the site for housing, employment or mixed use development would inevitably generate some traffic and result in vehicular emissions. The site is more than 400m from a Quality Bus Corridor and in excess of 800m from a train or Metrolink station. As such, the proposed use of the site for housing, employment or mixed use development has the potential to result in unsustainable modes of travel that have a negative impact on air quality. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.								
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	Housing	0	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	Employment	0	-	-	Low	Local	Long term		
	Mixed Use	0	-	-	Low	Local	Long term		
	The site is within 300m of two listed buildings on Davyhulme Road. Nevertheless, the site is separated from these designated heritage assets by existing built development and, as such, it is considered that each of the proposed uses is unlikely to have a significant impact on the setting of these assets. The site does however comprise of a large area of greenfield land which, in places, has an extensive tree cover. As such, it is considered that the proposed use of the site could have a negative impact on the local landscape character.								
Economic									

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	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	Housing	0	0	0	Medium	N/A	N/A	Potential positive secondary economic impacts through the creation of jobs in the construction process.	
	Employment	0	+	+	Medium	Borough wide	Long term		
	Mixed Use	0	+	+	Medium	Borough wide	Long term		
	The use of the site for housing is a non-commercial use and would not result in the loss of a site that has previously been identified as employment land and would therefore be unlikely to have any significant effects on the objective. The use of the site for employment or mixed use development would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. Each of these proposed uses would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site for employment or mixed use development therefore has the potential to have a positive impact on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	Housing	0	0	0	Low	N/A	N/A	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.	
	Employment	0	0	0	Low	N/A	N/A		
	Mixed Use	0	0	0	Low	N/A	N/A		
	The use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development would generate some employment opportunities. Nevertheless, the site is in excess of 3km from the nearest Priority Regeneration Area or Regeneration Area and is not linked to these areas by a high frequency public transport system. As such, the use of the site for employment or mixed use development is also unlikely to have a significant impact on the objective.								
EC3. Enhance Trafford's image as a tourism destination	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	The site is not in a location that is identified in Core Strategy policy R6 as a key area where appropriate proposal to support the culture and tourism offer will be supported. As such, the proposed use of the site for housing, employment or mixed use development is unlikely to have a significant effect on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town Centres	Housing	0	0	0	Medium	N/A	N/A	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.
	Employment	0	?	?	Low	More than local	Long term		
	Mixed Use	0	?	?	Low	More than local	Long term		

Land at Davyhulme Wastewater Treatment Works									
SA Objective	Use	Timescale			Nature of Effect				Mitigation
		0-5 years	5-10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not located in particularly close proximity to any of Trafford's town centres. Consequently, the use of the site for housing is unlikely to have a significant effect on the objective. The use of the site for employment or mixed use development could result in the provision of a town centre use (i.e. offices) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant adverse impact on the sustainability of Trafford's town centres. There is however only a low level of certainty about this impact as it is unknown whether any employment development at the site would incorporate a B1 office element and Core Strategy policy W2 has a presumption against out of centre development of town centre uses.								
EC5. Improve the social and environmental performance of the economy	Housing	0	0	0	Medium	N/A	N/A		
	Employment	0	0	0	Medium	N/A	N/A		
	Mixed Use	0	0	0	Medium	N/A	N/A		
	As a non-commercial or employment use, the use of the site for housing would be unlikely to have a significant impact on this objective. The use of the site for employment or mixed use purposes would also be unlikely to have a significant impact on this objective given that the site is not located within a town, district or local centre.								
Sustainability Summary									
<p>The proposed use of the land at Davyhulme Wastewater Treatment Works for housing, employment or mixed use development has the potential to have a positive impact on a number of sustainability objectives. In particular, each of the uses could have a major positive impact on the objective that relates to improving accessibility to essential services and facilities and would have the potential to have a positive impact on the objectives that relate to education and skills; crime; and improving choice of travel mode.</p> <p>The use of the site for housing, employment or mixed use development could have a positive effect the environmental objectives relating to reducing contributions to climate change; and protecting water quality. However, each of the proposed uses would have a negative or uncertain impact on several environmental objectives. In particular, the majority of the site is designated as a SBI and any development on the site would have the potential to have a major negative impact on the objective of protecting biodiversity. A significant portion of the site is also at risk of flooding and each of the proposed uses could therefore have a negative impact on the objective of reducing the impacts of climate change. In addition, given the quantum of development that could be delivered on the site and its distance from high frequency public transport services, it is considered that each of the proposed uses could have a negative impact on the objectives that relate to reducing the impacts of traffic on the environment and protecting air quality. Other environmental objectives that each of the proposed uses would have a negative or uncertain impact on include those that relate to landscape character; conserving land resources; and the environmental impact of consumption and production.</p> <p>The use of the site for housing or mixed use development could have a positive impact on the objectives relating to achieving a better balance in the housing market. Both of these uses could have some positive effect on the objective relating to health. By contrast, the use of the site for employment development would be unlikely to have a significant impact on either of these objectives.</p> <p>The use of the site for housing would have no significant impact on the economic objectives. The use of the site for employment or mixed use development could have some positive impact on the objective of enhancing Trafford's economic performance. However, the impact of using the site for employment or mixed use development on the objective relating to the sustainability of Trafford's town centres is uncertain due to the potential for these uses to result in a significant amount of town centre uses being directed to an out of centre location.</p>									

Key for effects

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

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

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	More than local	Long term	Cumulative impact on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport.	
	There are some service and facilities within walking distance of the site, including a neighbourhood centre on Park Road. The site is also within 30 minutes travel time of essential services by public transport. As such, the use of the site for housing would have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	-	-	Medium	Local	Long term		Secure contributions towards enhancing public transport services.
	There are some local facilities within walking distance of the site. The site is however outside of the existing urban area and is not within 400m of a Quality Bus Corridor or a train or Metrolink station. The site is also not within convenient walking distance of a school, in excess of 250m from the nearest bus stop and not located in close proximity to any existing or proposed cycle routes on the Strategic Active Travel Network. The proposed use of the site is therefore likely to increase car use and could have a negative impact on the objective.							
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 development of the site would result in the provision of housing in a relatively isolated location. Consequently, the use of the site for housing could have a major negative impact on the objective. However, there is only a low level of certainty over this impact as any housing on the site could potentially be designed in line with Core Strategy policy L7.4.							

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
The site is located outside of the urban area and is not within particularly close proximity of a Priority Regeneration Area or a Regeneration Area. The development of the site for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	0	?	?	Low	Local	Long term		Secure contributions towards creating additional primary school capacity.
The site is located within the catchment area of Stamford Park Primary School and Bollin Primary School. Neither of these schools is within a Regeneration Area. Whilst Bollin Primary School has a small surplus of places, Stamford Park Primary School is presently operating above capacity. As such, it is uncertain whether the proposed use of the site for housing would have a positive impact on a school with surplus places or generate the need for extra capacity to be provided at a school that already has a deficit of places. Accordingly, the use of the site for housing would have an uncertain impact on the objective.								
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
The site is in excess of 200m from the M56 which is a major source of noise pollution and although the site is within 200m of a railway line, this section of the railway line is not identified by Defra as a major source of noise. The site is within 1800m of sports facility and the use of the site for housing therefore has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.								
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.								
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Medium	Local	Long term	Cumulative impact with other development on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing will inevitably generate a degree of traffic and may place additional pressure on nearby roads. There are some local facilities within walking distance of the site. The site is however outside of the existing urban area and is not within 400m of a Quality Bus Corridor or a train or Metrolink station. The site is also not within convenient walking distance of a school, in excess of 250m from the nearest bus stop and not located in close proximity to any existing or proposed routes on the Strategic Active Travel Network. The proposed use of the site is therefore likely to increase car use and could have a negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Low	Local	Long term	Secondary impacts on image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is immediately adjacent to Bentley and Tomfield SBI and is also within a wildlife corridor. The use of the site for housing could have a significant adverse impact on these designated natural assets and, as a result, have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	--	--	Medium	Local	Long term		
	The site is partly within Flood Zone 2 and other parts of the site are within Flood Zone 3. Parts of the site are also known to be susceptible to surface water flooding. The site is therefore at a high risk of flooding and its use for housing has the potential to increase flood risk elsewhere and could therefore require significant mitigation. As such the proposed use of the site would have a major negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	-	-	Low	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield land.
	Part of the site comprises of previously developed land that is identified by the Trafford Contaminated Land Prioritisation Mapping as being potentially medium risk contaminated land. Nevertheless, the proposed use of the site would result in the loss of a large area of greenfield land within the Green Belt. Accordingly, it is considered that the proposed use of the site would have a negative impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The site is within of 50m of a watercourse and the proposed use of the site would result in the remediation of a site identified by the Trafford Contaminated Land Prioritisation mapping as potentially medium risk contaminated land. As such, the proposed use of the site has the potential to have a positive impact on water quality by eliminating a potential source of pollutants. Nevertheless, given that it is unknown whether any potential land contamination on the site is having an impact on the quality of a nearby watercourse, there is only a low level of certainty about this impact.							
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Application of maximum car parking standards to encourage sustainable transport choices. The site is not within an AQMA but the use of the site for housing will inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities within walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
	The eastern part of the site is approximately 100m from the Grade II listed Bankhall Farm. The proposed use of the site would have the potential to have a negative impact on the existing semi-rural setting of this listed building. The proposed use of the site for housing would also result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. In addition, the site is within the Green Belt and its use for housing is likely to have a significant negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, the proposed use of the site for housing could have a negative impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							

Land at Hale Wastewater Treatment Works, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.								
Sustainability Summary								
<p>The proposed use of the land at Hale Wastewater treatment works for housing could have a positive impact on a number of social objectives. In particular, the provision of housing has the potential to help improve the balance and mix of the housing market and the proposed use also has the potential to have some positive effect on the objectives relating to health and accessibility to essential facilities. The proposed use of the site could also have a positive impact on some environmental objectives, including those that relate to reducing contributions to climate change; and improving water quality.</p> <p>The proposed use of the site would however result in the provision of housing in a location that is outside of the urban area and with relatively few local facilities within convenient walking distance. The site is also in excess of 400m from a Quality Bus Corridor, more than 800m from a train or Metrolink station and over 250m from the nearest bus stop. It is also not located near to existing or proposed cycle routes on the Strategic Active Travel Network. The proposed use of the site therefore has the potential to have a significant negative impact on the objectives relating to improving choice of travel mode; reducing the effects of traffic on the environment; and air quality.</p> <p>The site is within a wildlife corridor and in close proximity to a SBI and the development of the site could have a detrimental impact on these designated natural assets and, by extension, have a major negative impact on the objective relating to biodiversity, flora and fauna. The site is also considered to be at a high risk of flooding and its use for housing could have a major negative impact on the objective of reducing the impacts of climate change. Furthermore, the proposed use of the site for housing could also have a major negative impact on the objectives that relates to crime and fear of crime; and conserving land resources; and would have an uncertain impact on the objectives that relate to education and skills; and reducing the environmental impacts of consumption and production.</p> <p>The proposed use of the site would also result in development in close proximity to a listed building and in a location that is within the Green Belt and which has been identified by the Core Strategy as an area where landscape character would be protected. As such, the proposed use of the site for housing could also have a negative impact on the objective concerned with landscape and townscape character.</p>								

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

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

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

Land at Hasty Lane, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. Reduce poverty and social exclusion	0	0	0	Low	N/A	N/A		
	The site is located outside of the urban area and is not within, or adjacent to, a Priority Regeneration Area or a Regeneration Area. The development of the site for housing is therefore unlikely to have any significant impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		
	The site is in the catchment area for Elmridge Primary School. This school is not within a Priority Regeneration Area or a Regeneration Area but it does have a surplus of places. The use of the site for housing could therefore help address this surplus and support the long term future of this school by generating demand for places. As such, the proposed use of the site for housing has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.
	The site is within 200m of Hale Road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							

Land at Hasty Lane, Hale								
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	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is within a designated wildlife corridor and it is considered that that the use of the site for housing has the potential to have a significant adverse impact on biodiversity, flora and fauna. The proposed use of the site could therefore have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site does adjoin areas that are more susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.

Land at Hasty Lane, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site comprises of greenfield that is within the Green Belt. The proposed use would therefore result in the loss of greenfield land from the Green Belt and, as a result, would have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not within an AQMA but the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The site is within the Green Belt and in an area that was identified as an area of landscape character in Core Strategy R2 and on the UDP Proposals Map policy ENV17 as an area where landscape character would be protected. As such, the proposed use of the site for housing could have a negative impact on the objective by impacting on the character of the landscape.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							

Land at Hasty Lane, Hale								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the land at Hasty Lane for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime;; and improving choice of travel mode. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for a school which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives of reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The use of the site for housing could however have a negative impact on several objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and its development for housing could have a major negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.</p> <p>The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health.</p> <p>The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

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

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing or mixed use development therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There a number of services and facilities within walking distance of the site, including primary schools, and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop, adjacent to Flixton railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities within convenient walking distance of the site, including a primary school and a local centre. The site is also less than 250m from a bus stop and is immediately adjacent to a railway station. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.							

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area. It is in a predominantly residential area but does border other uses. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.
	The site is within the catchment area of Flixton Infant and Flixton Junior Schools. Both of these schools are currently operating over capacity and the proposed use of the site for housing could place pressure on these schools by generating the need for additional places. The proposed use therefore has the potential to generate the need for additional capacity at local primary schools and could therefore have a negative impact on this objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 300m of areas of an area of open space and the proposed use could therefore support participation in sport and exercise. The site is however adjacent to the railway line and the section of the railway line which the site adjoins has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
neighbourhood quality	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Positive secondary impacts on greenhouse gas emissions and air quality.	
	There are however a number of facilities within convenient walking distance of the site and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop and within 800m of a railway station. As such, the proposed use of the site has the potential to promote the use of public transport as an alternative to travelling by private car. The use of the site for housing could however generate some additional traffic. As such, the proposed use of the site would have an uncertain impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Low	Local	Long term	Improved image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the ENV 9 site and wildlife corridor is avoided or mitigated.
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The site is however within a designated wildlife corridor and part of the site is a designated ENV 9 site in the UDP that is protected by Policy R2 in the Core Strategy. The use of the site for housing could have an adverse impact on this designated natural asset and the proposed use therefore has the potential to have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use could therefore have a major positive effect on the objective.							

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density in order to minimise the need to release further sites in the Green Belt.
	The site is not included in the NLUD sites database or identified as an area of risk on the Council's Contaminated Land Prioritisation Mapping. The proposed use would not therefore result in the treatment of contaminated land. The site is however within the Green Belt and the proposed use of the site would therefore have a significant negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Parts of the site are within 250m of a watercourse. Nevertheless, the proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	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.
	Although the site is located within close proximity of local facilities and public transport services, the western part of the site is within an AQMA and the proposed use of the site would inevitably generate some additional traffic. The proposed use could therefore have a negative impact on the objective. Nevertheless, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective. It is also uncertain whether the proposed use of the site for housing would generate more vehicle trips than the existing use of the site for employment.							

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	+	+	Low	Local	Long term		
	Flixton Conservation Area is situated to the south of the site and there are a number of listed buildings within 300m, including the grade II listed Flixton House, Church of St Michael and nos. 16, 18 and 20 The Village. By resulting in the redevelopment of an area of vacant land and a car park, the proposed use of the site has the potential to have a positive impact on this objective by enhancing the setting of these assets. The site is however separated from these designated heritage assets by areas of existing development and, as such, there is only a low level of certainty that the proposed use of the site would have a significant impact on this objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/a		
	The proposed use of the site is not a commercial or business use. As such, it is unlikely to have any significant effects on the objective.							
Sustainability Summary								

Land off Flixton Road, North of Station, Flixton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.</p> <p>The use of the land off Flixton Road for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it has the potential to have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site for housing would also have the potential to have a positive impact on the objective relating to townscape character by enhancing the setting of a number of heritage assets, including Flixton Conservation Area and several listed buildings.</p> <p>The site is however within a wildlife corridor and contains a designated Local Nature Conservation Site the development of the site could have a major negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. The site is less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on the objective relating to health. In addition, the site is within the catchment area of a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school.</p> <p>Notwithstanding the fact that the site is adjacent to local services and public transport, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a major negative impact on the objective relating to improving air quality and an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective of conserving land resources and would have an uncertain effect on the objective of reducing the environmental impacts of consumption and production.</p>								

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

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

Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme								
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 for employment development would not result in the loss of a previously identified housing site and would be unlikely to have any significant impact on the objective.							
S2. Improve accessibility for all to essential services and facilities	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	The site is within 30 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	-	-	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is located within the urban area. There is a bus stop within 400m of the site. This bus stop is however situated to the east of the site and is separated from it by the M60 motorway. The nearest bus stop on the western side of the M60 is in excess of 800m from the site and there are also few facilities within walking distance of the site. The site is also in excess of 400m from a Quality Bus Corridor and is more than 800m from a railway, Metrolink or bus station. As such, the proposed use of the site has the potential to increase car use and have a negative impact on the participation in walking.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The proposed use of the site would result in the provision of an economic use in a predominantly employment area and would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site could therefore have a significant positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any development delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Low	N/A	N/A		
	The site is not located in close proximity to a Priority Regeneration Area or a Regeneration Area and is not effectively linked to these areas by public transport. As such, although the proposed use of the site would have the potential to create some employment opportunities, it is unlikely to have a significant impact on reducing poverty or social exclusion. Consequently, the proposed use is unlikely to have a significant impact on the objective.							

Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.								
S7. Improve qualifications and skills of the resident population	0	+	+	Low	Local	Long term		
The proposed use of the site would have the potential to generate apprenticeships and could therefore have a positive impact on the objective. The proposed use of the site could therefore have a positive impact on the objective but there is only a low level of certainty over this impact as it is presently uncertain whether any occupier of the development would offer apprenticeships.								
S8. Improve the health and, inequalities in health of the population	0	-	-	Low	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
The site is situated within 200m of the M60 motorway which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site has the potential to have a negative impact on the objective. There is however only a low level of certainty about this impact given that employment development is not normally considered to be a noise-sensitive use.								
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
The redevelopment of the site for would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.								
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions. Potential cumulative impacts with other development in Trafford Park	Secure contributions towards public transport improvements.
The site is not particularly well served by public transport. Nevertheless, it is uncertain how much traffic would be generated by the use of the site as a renewable energy plant. As such, the proposed use of the site would have an uncertain impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impact on the image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.

Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is immediately adjacent to the Manchester Ship Canal wildlife corridor. Given this proximity of the site to this feature, the development of the site could have a negative impact on a designated natural asset. The proposed use could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	++	++	Medium	Local	Long term	Secondary impacts associated with climate change	
	The proposed use of the site as a renewable energy plant could make a significant positive contribution to the objective by resulting in the development of low carbon energy infrastructure to serve other developments.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The site is partly within Flood Zone 2 and as such is at a medium risk of flooding. Parts of the site are also known to be susceptible to surface water flooding. The proposed use of the site is therefore likely to increase flood risk elsewhere and could therefore require some mitigation. As such, the proposed use of the site could have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	-	-	Medium	Local	Long term		
	The site comprises largely of an area of greenfield land. The proposed use of the site would therefore result in the loss of some greenfield land and could have a negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	Local	Long term		
	The proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation Mapping. The proposed use is therefore unlikely to have a significant impact on water quality.							

Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses. Potential cumulative impacts with other development in Trafford Park	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is within the buffer zone for an AQMA and it is not particularly well served by public transport. Nevertheless, it is uncertain how much traffic would be generated by the use of the site as a renewable energy plant. As such, the proposed use of the site would have an uncertain impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape or townscape character.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Low	Local	Long term		Secure improved public transport links to the site, particularly from Regeneration Areas
	The proposed use would result in development taking place on a site that does not comprise of previously developed land, which is not particularly accessible by alternative modes of travel and which is not within one of the focus areas for employment uses set out in Core Strategy policy W1. The proposed use of the site could however still make some positive contribution to economic growth and therefore have some positive impact on the objective. There is however only a low level of certainty about this impact.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The use of the site for employment development would have the potential to create some employment opportunities. The site is however in excess of 3km from the nearest Priority Regeneration Area or Regeneration Area and is presently poorly served by public transport. Consequently, the proposed use is unlikely to have any significant impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A		

Land to the south of the Manchester Ship Canal and west of Barton Bridge, Davyhulme								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sustainability of Trafford's Town Centres	The site is not located in particularly close proximity to any of Trafford's town centres and it is considered that its use for a renewable energy plant would be unlikely to have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	+	+	Medium	Local	Long term		
	The use of the site for a renewable energy plant could provide low/zero carbon energy for residential, commercial and employment uses in the surrounding area and, as such, could have some positive impact on the environmental performance of the economy.							
Sustainability Summary								
<p>The proposed use of the site renewable energy plant has the potential to have a positive impact on several sustainability objectives. Specifically, it could have some positive impact on the social objectives relating to improving access to services and facilities and crime. The proposed use could have a positive impact on the objective relating to skills and education by generating apprenticeships.</p> <p>The use of the site for employment development could also have a positive impact on environmental objectives. In particular, by resulting in the provision of low/zero carbon energy generation infrastructure, the proposed use of the site could have a major positive impact on the objective of reducing contributions to climate change. The proposed use of the site also has the potential to have some positive impact on the economic objectives of enhancing Trafford's economic performance and improving the environmental performance of the economy.</p> <p>The proposed use of the site could however have a negative or uncertain impact on several objectives. The site is not particularly accessible by a choice of modes of transport and is located within the buffer zone for an AQMA. However, as it is not certain how whether the proposed use would result in a significant increase in traffic, it is considered that the use of the site as a renewable energy plant would have an uncertain impact on the objectives relating to air quality and reducing the effects of traffic on the environment. The proposed use of the site would also have the potential to have a negative impact on the objective relating to health due to the proximity of the site to an identified major source of noise pollution. There is however only a low level of certainty that the proposed use would have a negative impact on the latter objective due to the fact that the proposed use is unlikely to be considered to be a noise sensitive use.</p> <p>In addition, the proposed use of the site would result in development taking place within Flood Zone 2 and could therefore have some negative effect on the objective of reducing the impacts of climate change. The proposed use of the site could also have some negative impact on the objective relating to biodiversity due to the proximity of the site to a designated wildlife corridor and also on the objective of conserving land resources. Lastly, the proposed use would have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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

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

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

Land to the west and north of Church Lane, Ashton upon Mersey								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in relatively close proximity to existing residential areas but it also adjoins open space. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located outside of the urban area and is not within particularly close proximity of a Priority Regeneration Area or a Regeneration Area. The development of the site for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		
	The site is in the catchment area of Wellfield Junior School which presently has some surplus of places. The use of the site for housing could therefore help address this surplus and support the long term future of this school by generating demand for places. As such, the proposed use of the site for housing has the potential to have a positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is in less than 200m from a road which has been identified by Defra as a major source of noise pollution. Due to the proximity of the site to this source of noise, it is considered that the use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	--	--	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.

Land to the west and north of Church Lane, Ashton upon Mersey								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and the proposed use of the site could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site forms part of a designated wildlife corridor and is within a 300m buffer of an area of semi natural greenspace and a SBI. The site is also within a Strategic Green Infrastructure corridor as set out in the GM Green Infrastructure Framework. It is therefore considered that that the use of the site for housing has the potential to have an adverse impact on biodiversity, flora and fauna and could have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.
	The site is partly within Flood Zone 2 and is partly in an area that has been identified as a surface water management zone. The site is therefore at a medium risk of flooding and its use for housing could increase flood risk elsewhere without some mitigation. As such, each of the proposed uses of the site would have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Land to the west and north of Church Lane, Ashton upon Mersey								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The proposed use of the site for housing would result in the significant loss of greenfield land from the Green Belt and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within of 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation mapping as a potentially contaminated site. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	--	--	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Application of maximum car parking standards to encourage sustainable transport choices.							
	The site is partly within an AQMA and the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a major negative impact on the objective.							

Land to the west and north of Church Lane, Ashton upon Mersey								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development. Use of heritage assessments and the development management process to ensure any adverse impact on the designated heritage assets is avoided or mitigated.
The site is immediately adjacent to Ashton upon Mersey Conservation Area and is within 100m of the grade II listed nos. 125 and 127 Church Lane and the grade II* Church of St Martin. The proposed use of the site would have the potential to impact on the setting of the existing setting of these listed buildings. The proposed use of the site for housing would also result in the development of an area that was identified by UDP policy ENV17 as an area where landscape character would be protected. In addition, the site is within the Green Belt and its use for housing is likely to have a significant negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, the use of the site for housing would have the potential to have a negative impact on the objective.								
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.								
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.								
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.								
EC4. Encourage the long term sustainability of Trafford's Town	0	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area and employment	

Land to the west and north of Church Lane, Ashton upon Mersey								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Centres	The site is located in close proximity to Ashton upon Mersey local centre. Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on this centre by increasing the number of people using this centre and increasing spend within it. As such, the proposed use has the potential to have some positive effect on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
Sustainability Summary								
<p>The proposed use of the land to the north and west of Church Lane for housing could have a positive impact on several social objectives. In particular, it has the potential to have a positive effect on the objectives relating to achieving a balance and mix of housing; crime and fear of crime; and accessibility to essential facilities. The proposed use also has the potential to have a positive impact on the objective relating to skills and education by providing support for schools which presently have a surplus of places and could have a positive impact on the objective relating to improving choice of travel mode. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change; and by increasing visitor spend in Ashton upon Mersey local centre could have some positive effect on the objective that relates to the sustainability of Trafford's centres.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor, within a Strategic Green Infrastructure Corridor and in close proximity to a SBI. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.</p> <p>Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality.</p> <p>The proposed use of the site would result in development taking place in close proximity to a listed building and in a location that that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character. The proposed use would also result in housing development taking place in Flood Zone 2 and in close proximity to an identified source of noise. As such, the use of the site for housing could also have a negative impact on the objectives that relate to reducing the impacts of climate change and improving health. In addition, the proposed use of the site would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

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

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

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Borough wide	Long term	Cumulative impact on securing a more balanced housing market.	
	The proposed use of the site would have the potential to make a contribution to balance and mix of the housing market. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of service and facilities within walking distance of the site, including a primary school, and Stretford town centre is approximately 500m to the north of the site. The majority of the site is also within 400m of a Quality Bus Corridor and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services	
	There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a Quality Bus Corridor. The site is also located in relatively close proximity to cycle routes that form part of the Strategic Active Travel network. The proposed use of the site therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a positive impact on the objective.							

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

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
neighbourhood quality	The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites List. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Secondary impacts on greenhouse gas emissions and air quality.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum parking standards to encourage the use of sustainable modes of travel.
There are a number of facilities within convenient walking distance of the site and the site is less than 400m from a Quality Bus Corridor. The site is also within reasonably close proximity of cycle routes that form part of the Strategic Active Travel Network. Nevertheless, the regeneration of this largely vacant greenfield site and its use for mixed use development would inevitably generate additional traffic. The site is adjacent to the A56 which was identified by the Trafford Transport Strategy (2009) as a route that experiences periods of acute and serious congestion. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic it could generate. However, due to the proximity of the site to public transport services, there is only a low level of certainty that the proposed use of the site would have a negative impact on the objective.								
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Medium	Local	Long term	Secondary impacts on image of the local area	Undertake appropriate surveys to establish the potential impact of development at this site on the ecological value of these features. Retain areas of open space.
Whilst the proposed use of the site would result in the provision of some open space, it would result in the loss of a significant area of land that has the potential to be recreational open space in an area that has been identified by Trafford's Green and Open Spaces Assessment of Need as being deficient in open space provision. The site also forms part of a designated wildlife corridor and proposed use of the site would also lead to the loss of a significant area of Strategic Green Infrastructure identified by policy R3 of the Core Strategy. The proposed use of the site could therefore have a major negative impact on the objective.								

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any development on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off. Application of the Exception Test if housing is proposed in the parts of the site within Flood Zone 3 and, if necessary, direct less vulnerable uses to this part of the site.
	The site is partly within Flood Zone 2 and partly within Flood Zone 3. The site is therefore at a medium/high risk of flooding and its use for mixed use development could increase flood risk elsewhere without the implementation of appropriate mitigation measures. As such, the proposed use of the site could have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The proposed use of the site is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density in order to minimise the need to release additional greenfield sites. Provide for appropriate high quality open amenity space within the site.
	The site has formerly been used for landfill and a significant proportion of the site is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The proposed use of the site could therefore result in the remediation of a large area of contaminated land. Nevertheless, the proposed use of the site would also result in the loss of a significant amount of greenfield land that is within the Green Belt. As such, the proposed use of the site could have a major negative impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The proposed use of the site could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	-	-	-	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 located in relatively close proximity to a Quality Bus Corridor and cycle routes that form part of the Strategic Active Travel Network. Nevertheless, the proposed use of the site would inevitably generate additional traffic and the site is partly within an AQMA. Consequently, and given the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site has the potential to have a negative impact on the objective due to the amount of traffic, and associated vehicular emissions, it could generate. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Secure appropriate landscaping to minimise the visual impact of development. Retail areas of open space.
	There are no Conservation Areas within 300m of the site. The grade II listed Church of St. Matthew is approximately 400m to the north east of the site and the grade II listed no. 225 Stretford Road is approximately 300m from the site. Both these buildings are separated from the site by existing built development. As such, the proposed use of the site is unlikely to impact on the setting of any designated heritage assets. The site is however within the Green Belt and any development that takes place in this location would have a negative impact on the character and openness of the Green Belt. As such, the proposed use of the site would have a negative impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	+	Medium	More than local	Long term	Secondary impacts on job creation and prosperity	
	The proposed use of the site would result in employment development taking place in a location which is outside of the focus areas identified by Core Strategy Policy W1.3. The proposed use would however have the potential to meet some of the objectives set out in Core Strategy policy W1.11. The proposed use of the site therefore has the potential to have a positive impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	+	+	Medium	Local	Long term	Secondary impacts on quality of life.	
	The employment element of the proposed use of the site has the potential to create employment opportunities that could help reduce economic inequalities. The site is not within or adjacent to a Priority Regeneration Area or a Regeneration Area but it is adjacent to Stretford Regeneration Area and is accessible from this areas by public transport. Consequently, the proposed use has the potential to have a positive impact on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	+	+	Low	Local	Long term	Secondary impacts on increased employment opportunities.	
	The site is not within an area that is identified in Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be supported. The proposed use of the site does however include the provision of a hotel and could therefore have some positive impact on Trafford's image as a tourism destination. The proposed use of the site for could therefore have a positive impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	?	?	Low	More than local	Long term	Secondary impacts on perceptions of the area	Use of the development management process to ensure development complies with Core Strategy policy W2.

Land to the west of Chester Road (Stretford Meadows)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site could result in the provision of a town centre uses (i.e. offices, hotel, retail and leisure uses) in an out of centre location. Whilst the Trafford Other Town Centre Uses Study (2010) established that there is a need for some out of centre office development due to there being insufficient suitable and available sites in Trafford's town centres for office development, the scale of office development that could come forward on a site of this size could have a significant impact on the sustainability of Trafford's town centres. Nevertheless, it is recognised that the extent of the provision of town centre uses is presently unknown and it is therefore considered to be uncertain whether the proposed use of the site would have a significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The proposed use of the site is unlikely to have any significant effects on the social or environmental performance of the economy.								
Sustainability Summary								
<p>The proposed use of the Stretford Meadows site for mixed use development could have a positive impact on a number of sustainability objectives. In particular, it would result in development taking place in a relatively accessible location and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and some positive impact on the objectives of enhancing choice of travel mode and reducing poverty and social exclusion. The proposed use of the site could also have some positive impact on the objectives that relate to achieving a better balance in the housing market; crime; community welfare; and education and skills.</p> <p>The proposed use of the site could also have a positive effect on certain environmental and economic objectives. Specifically, it could have a positive effect on the objective relating to reducing contributions to climate change; protecting water quality; enhancing Trafford's economic performance; reducing economic disparities and enhancing Trafford's image as a tourism destination.</p> <p>The proposed use of the site would however have the potential to have a negative impact on a number of objectives, particularly those that relate to environmental issues. Specifically, it would result in the loss of a significant area of greenfield land within the Green Belt and could have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. The proposed use of the site would also lead to development being directed to a site that forms part of a designated wildlife corridor and an area of Strategic Green Infrastructure. The proposed use could therefore have a negative impact on the objective that relates to protecting biodiversity. Notwithstanding the fact that the site is located in close proximity to public transport services, it is partly within the buffer of an AQMA and the proposed use of the site would inevitably generate additional traffic in the area. Consequently, the proposed use has the potential to have a negative impact on the objectives relating to air quality and reducing the effects of traffic on the environment. By resulting in development taking place within Flood Zone 2 and 3, the proposed use of the site could also have some negative impact on the objective of reducing the impacts of climate change.</p> <p>As the site is less than 200m from a major source of noise pollution, the proposed use of the site has the potential to have a negative impact on the objective relating to health. The impact of the proposed use on the objective relating to the sustainability of Trafford's town centres is considered to be uncertain due to the potential for it to result in a significant amount of town centre uses being directed to an out of centre location. The proposed use of the site would also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production.</p>								

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

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

Midlands Farm, Moss Lane, Warburton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieving a better balance and mix in the housing market	0	0	0	Medium	N/A	N/A		
Whilst the site has not previously been allocated for residential development, the site is not within the Green Belt and Core Strategy policy R4 identified the site as land that may be required to meet future development needs. Nevertheless, it is considered that the proposed use of the site for agriculture would not preclude the potential future use of the site for housing and, as such, it is considered that the proposed use of the site would be unlikely to have any significant impact on the objective.								
S2. Improve accessibility for all to services and facilities	0	0	0	Medium	N/A	N/A		
The use of the site for agriculture would be unlikely to improve access to essential services and facilities and, as such, would be unlikely to have any significant 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 use of the site for agriculture would be unlikely to have a significant impact upon choice of travel mode. As such, it would be unlikely to have a significant impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
The use of the site for agriculture would be unlikely to have a significant impact upon crime, disorder and fear of crime. As such, it would be unlikely to have a significant impact on the objective.								
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
The site is within Partington Priority Regeneration Area but the proposed use of the site for agriculture is unlikely to create a significant number of employment opportunities or improve access to employment opportunities. The use of the site for agriculture would therefore be unlikely to have a significant impact upon poverty and social exclusion. As such, it would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
The use of the site for agriculture would be unlikely to have a significant impact upon community identity or welfare. As such, it would be unlikely to have a significant impact on the objective.								

Midlands Farm, Moss Lane, Warburton								
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		
	The use of the site for agriculture would be unlikely to have a significant impact on the qualification and skills of the population. As such, it would be unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The use of the site for agriculture would be unlikely to have a significant impact on the health of the population. As such, it would be 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 proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for agriculture would be unlikely to generate a significant amount of additional traffic and, as such, is unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a SSSI, SBI or an area of semi-natural greenspace. It is within 300m of a wildlife corridor but is separated from this designated natural asset by open fields and, as such, it is considered that the use of the site for agriculture is unlikely to have a significant impact on this wildlife corridor. As such, it is considered that the proposed use of the site is unlikely to have any significant impact on the objective.							
E3. Reduce contributions to climate change	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for agriculture would be unlikely to have a significant impact upon contributions to climate change. As such, it would be unlikely to have a significant impact on the objective.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for agriculture would be unlikely to have a significant impact upon the impacts of climate change. As such, it would be unlikely to have a significant impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have any significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have any significant effects on the objective.							
E6. Conserve land resources and	0	0	0	Medium	N/A	N/A		

Midlands Farm, Moss Lane, Warburton								
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 proposed use of the site for agriculture would be not result in the loss of greenfield land and is unlikely to have a significant impact upon the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. The proposed use is therefore unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/A		
	The site is not within 200m of an AQMA and its proposed use for agriculture would be unlikely to generate a significant amount of additional traffic. Consequently, it is considered that the proposed use of the site is unlikely to have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The site is not within 300m of a conservation area. A grade II listed barn at Birch Farm is situated approximately 100m to west of the site and the site is within an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. The proposed use of the site for agriculture could help protect the setting of this designated heritage asset and could also protect the local landscape character. As such, the proposed use of the site for agriculture could have a positive impact on the objective.							
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 use of the site for agriculture would not result in the loss of a previously identified employment site but would be unlikely to have a significant impact on economic growth. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The site is within Partington Priority Regeneration Area but the proposed use of the site for agriculture is unlikely to create a significant number of employment opportunities and it is considered that the proposed use would be 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 use of the site for agriculture is unlikely to have any significant impact on the image of Trafford as a tourism destination. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The proposed use of the site for agriculture is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.							
EC5. Improve the social and	0	0	0	Medium	N/A	N/A		

Midlands Farm, Moss Lane, Warburton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
environmental performance of the economy	The proposed use of the site for agriculture is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.							
Sustainability Summary								
The proposed use of the site for agriculture would not have a significant impact on the majority of the sustainability objectives.								
A grade II listed barn at Birch Farm is situated approximately 100m to west of the site and the site is within an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as a location where landscape character would be protected. The proposed use of the site for agriculture could help protect the setting of this designated heritage asset and could also protect the local landscape character. As such, the proposed use of the site for agriculture could have a positive impact on the objective of protecting landscape and townscape character.								
The use of the site for agriculture would be unlikely to have a significant impact on any of the other sustainability objectives.								

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

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

Mill Bank Hall Farm, Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	++	++	Low	Borough wide	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Provision of more specific information about the housing requirements for site.
	The proposed use would result in the provision of housing on a site that falls within the Partington Priority Regeneration Area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L3 seeks to ensure that new residential development in Partington is suitable for families. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010). As documented in the SHLAA, the site is however in an area that is classified as a 'cold' market location by Core Strategy policy L2. This reflects current issues relating to viability in this part of the Borough and policy L2 would only require any development on the site to make a 5% contribution to affordable housing. As such, there is only a low level of certainty that the site would make a significant contribution towards affordable housing needs.							
S2. Improve accessibility for all to essential services and facilities	0	++	++	High	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are some local facilities within walking distance of the site, including a primary school, and the site is within 20 minutes travel time of essential services by public transport. The use of the site for housing could therefore have a major positive impact on the objective. Whilst it is recognised that public transport services can change over time, the site is within a Priority Regeneration Area that is a focus for significant levels of development. Consequently, there is a high level of certainty that that these public transport services will be maintained and that the proposed use would have a major positive impact on the objective in the long term.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	?	?	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	The site is located outside of the urban area. It is not within 250m of a bus stop, 400m of a Quality Bus Corridor or 800m of a railway, Metrolink or bus station. There are however some facilities within convenient walking distance of the site and the site is adjacent to an aspirational cycle route that is intended to form part of the Strategic Active Travel Network. As such, the proposed uses would have an uncertain impact on the objective.							

Mill Bank Hall Farm, Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	0	--	--	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The development of the site would result in the provision of housing, employment or mixed use development in a relatively isolated location. Consequently, the use of the site for housing could have a major negative impact on the objective. However, there is only a low level of certainty over this impact as any housing on the site could potentially be designed in line with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	++	++	Low	Local	Long term	Positive secondary impacts on quality of life.	
	The proposed use of the site would result in the provision of housing within the Partington Priority Regeneration Area and could make a major positive contribution to the regeneration of the area and help reduce poverty and social exclusion. As such, the proposed use has the potential to have a major positive impact on the objective. Nevertheless, as the proposed use of the site is for housing rather than for an employment or community use, there is only a low level of certainty that it would have a major positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area of Forest Gate Primary School which is within the Partington Priority Regeneration Area. This school presently has a significant surplus of places and the proposed use of the site for housing could help address this surplus and support the long term future of this school by generating demand for school places. Accordingly, the use of the site for housing could have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is in excess of 200m from the nearest major source of noise. It is however within 1800m of a sports facility and, as such, the use of the site for housing has the potential to have a positive impact on the objective by providing support for participation in sport and recreation. There is however only a low of certainty of this impact because the physical proximity of the site to sports facilities does not guarantee that the occupants of the development would choose to participate in sport or exercise.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							

Mill Bank Hall Farm, Lock Lane, Partington								
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	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.
	Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently a greenfield site and the proposed use of the site could therefore result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a significant negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	--	--	Medium	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is within a wildlife corridor, contains an ENV9 natural asset and is also approximately 150m from Coroners Wood SBI. Due to the proximity of the site to these features, the use of the site for housing could have a significant adverse effect on a designated natural asset. The proposed use of the site therefore has the potential to have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	-	-	Medium	Local	Long term		Implementation of appropriate measures to minimise flood risk and surface water run-off.

Mill Bank Hall Farm, Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	Part of the site is within Flood Zone 2 and a small part is within Flood Zone 3. Sections of the site are also within a surface water management zone. The site is therefore at a medium/high risk of flooding and the proposed use of the site for housing could increase flood risk elsewhere without the implementation of appropriate mitigation measures. Consequently, the proposed use of the site could have a negative impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The proposed use of the site for housing would result in the significant loss of greenfield land and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site for housing would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing contaminated land. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.

Mill Bank Hall Farm, Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is not within an AQMA but the use of the site for housing will inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities within walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The site is not within 300m of a Conservation Area or any other designated heritage assets. The proposed use of the site for housing would however result in the development of an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. As such, the proposed use of the site for housing could have a negative impact on the objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	Given the size of the site, it is capable of accommodating a scale of development that could have a positive impact on Trafford's town centres by increasing the number of people using these centres. Nevertheless, due to the distance of the site to the nearest of Trafford's town centres, it is considered that the use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Mill Bank Hall Farm, Lock Lane, Partington								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Mill Bank Hall Farm for housing could have a positive impact on several social objectives. In particular, it would result in the provision of housing within the Partington Priority Regeneration Area and would have a major positive impact on the objectives relating to achieving a better balance in the housing market; improving accessibility to essential services and facilities; and reducing poverty and social exclusion. The proposed use of the site could also have a major positive impact on the objective relating to skills and education by providing support for a school located in a Priority Regeneration Area which presently has a surplus of places. The proposed use of the site could also have a positive impact on several environmental objectives, including the objectives of reducing contributions to climate change; and protecting water quality.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is within a designated wildlife corridor and in close proximity to a SBI. Its development for housing could therefore have a major negative impact on these designated natural assets and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of a significant area of greenfield land.</p> <p>Given the size of the site, its development for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities within walking distance of the site, it is considered that the use of the site could have a significant negative impact on the objective of reducing the effects of traffic on the environment and some negative impact on the objective relating to air quality. The proposed use of the site would result in a location that has been identified in Core Strategy Policy R2 and on UDP Proposals Map ENV17 as an area where landscape character would be protected and which is within the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape and townscape character.</p> <p>The proposed use of the site would have an uncertain impact on the objectives that relate to choice of mode of travel; and reducing the environmental impacts of consumption and production. It could also have a major negative impact on the objective that relates to crime by resulting in the provision of housing in a relatively isolated location.</p>								

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

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

Old Cascade Motors Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieving a better balance and mix in the housing market	0	0	0	Medium	N/A	N/A		
	The use of the site as an area of green space 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 services and facilities	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have any significant 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 proposed use of the site is unlikely to have a significant impact upon choice of travel mode. As such, it would be unlikely to have a significant impact on the objective.							
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact upon crime, disorder and fear of crime. As such, it would be unlikely to have a significant impact on the objective.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is not located within close proximity of a Priority Regeneration Area or a Regeneration Area and the proposed use of the site would be unlikely to have a significant impact upon poverty and social exclusion. As such, it would be unlikely to have a significant impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact upon community identity and welfare. As such, it would be unlikely to have a significant impact on the objective.							
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact on the qualification and skills of the population. As such, it would be unlikely to have a significant impact on the objective.							
S8. Improve the health and,	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	

Old Cascade Motors Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
inequalities in health of the population	The site is located in an area that was classified as deficient in protected open space by the Trafford Greenspace Strategy and the proposed use of the site could provide enhanced opportunities for participation in informal recreation and thereby have a positive impact on the objective. There is however only a low level of certainty over this impact as the provision of green space does not guarantee that local residents would participate in recreation. In addition, the site has an extant permission for a supermarket development and, as such, even if the site is allocated as green space the site may not be used for this purpose if the extant planning permission is implemented.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Low	N/A	N/A		
	The site is located in an area that was classified as deficient in public open space by the Trafford Greenspace Strategy. The proposed use could help reduce this deficit and have some impact on traffic by reducing the need for local residents to travel in order to access protected open space. Nevertheless, it is considered that the proposed use of the site would be unlikely to have any significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	++	++	Low	Local	Long term	Secondary impacts on image of the local area	
	The site is located in an area that the Trafford Greenspace Strategy (2010) highlighted as being deficient in Local Open Space by 1.2ha. The proposed use of the site could therefore make some contribution to reducing this deficit. In addition, the site is located in close proximity to designated natural assets and the proposed use could make a contribution towards the creation of new habitat in the area. As such, the proposed use of the site could have a major positive impact on the objective. There is however only a low level of certainty over this impact as the site has an extant permission for a supermarket development and, as such, even if it is allocated as green space the site may not be used for this purpose if the extant planning permission were to be implemented.							
E3. Reduce contributions to climate change	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact upon contributions to climate change. As such, it would be unlikely to have a significant impact on the objective.							
E4. Reduce impact of climate change	0	+	+	Low	Local	Long term		
	The site is entirely within Flood Zone 2 and parts of the site are considered to be susceptible to surface water flooding. The proposed use of the site may offer some opportunities to reduce surface water run-off through, for example, the use of SUDs. As such, the proposed use of the site could have some positive impact on the objective of reducing the impacts of climate change. There is however only a low level of certainty over this impact as the site has an extant permission for a supermarket development and, as such, even if it is allocated as green space the site may not be used for this purpose if the extant planning permission were to be implemented.							

Old Cascade Motors Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have any significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have any significant effects on the objective.							
E6. Conserve land resources and reduce land contamination	0	+	+	Medium	Local	Long term		
	The site is not identified by the Contaminated Land Prioritisation Mapping as containing potentially medium risk contaminated land. The proposed use of the site could therefore potentially result in the remediation of an area of contaminated land and, as such, could have a positive impact on the objective.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The proposed use of the site could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as potentially containing medium risk contaminated land. The site is within 250m of a watercourse and, as such, the proposed use of the site could have a positive impact on water quality by eliminating a potential source of contaminants. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/A		
	The site is within the buffer for an AQMA. The proposed use of the site is however unlikely to have a significant impact on traffic or vehicular emissions. As such, the use of the site as protected open space would be unlikely to have any 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	0	0	Medium	N/A	N/A		
	The proposed use of the site is a non-economic use and would not result in the loss of a previously identified employment site. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to create a significant number of employment opportunities or help reduce economic disparities. In addition, the site is not located within close proximity of a Priority Regeneration Area or a Regeneration Area. Consequently, it 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 use of the site is unlikely to have any significant impact on the image of Trafford as a tourism destination. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							

Old Cascade Motors Site								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.							
Sustainability Summary								
<p>The proposed use of the Old Cascade Motors site would not have a significant impact on the majority of the sustainability objectives. The site is located in an area that was classified as deficient in protected open space by the Trafford Greenspace Strategy (2010) and the site is located within close proximity of designated natural assets. The proposed use could therefore create additional habitats and help address an existing deficit in open space provision. Consequently, the proposed use of the site has the potential to have a major positive impact on the objective that relates to protecting and enhancing open space. By providing increased opportunities for participation in informal recreation, the proposed use of the site could also have some positive effect on the objective that relates to health. There is however only a low level of certainty over both of these impacts as the site has an extant permission for a supermarket development and, as such, even if it is allocated as green space the site would not be used for this purpose if the extant planning permission were to be implemented.</p> <p>Other objectives that the proposed use of the site could have a positive impact on include those that relate to conserving land resources; protecting water quality; and reducing the impacts of climate change.</p> <p>The proposed use of site would be unlikely to have a negative impact on any of the sustainability objectives.</p>								

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

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

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	Local	Long term	Cumulative impact on securing a more balanced housing market.	
	The use of the site for housing would have the potential to make a contribution to the balance and mix of housing in Trafford. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	There are a number of service and facilities within walking distance of the site, including a primary school and a neighbourhood centre. Timperley District Centre is also approximately 800m from the site and the site is less than 250m from a bus stop on Thorley Lane and within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing could have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	0	+	+	Low	Local	Long term		Secure contributions towards enhancing public transport services.
	There are a number of facilities within convenient walking distance of the site and the site is less than 250m from a bus stop. The use of the site for housing therefore has the potential to have a positive impact on the objective. The site is not however within 400m of a Quality Bus Corridor or 800m of a train or Metrolink station. As a result, there is only a low level of certainty that the proposed use would have a positive impact on this objective.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is located in relatively close proximity to existing residential areas but it also adjoins open space. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	+	+	Low	Local	Long term	Secondary impacts on quality of life	
	The site is partly within Broomwood Regeneration Area and the development of the site for housing could have some positive impact on the regeneration of the area and help reduce poverty and social exclusion. However, as the proposed use of the site is housing, rather than an economic or community use, there is only a low level of certainty that the proposed use would have a positive impact on the objective.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	++	++	Medium	Local	Long term		
	The site is in the catchment area for Broomwood Primary School. This school is within a Regeneration Area and has a surplus of places. The use of the site for housing could therefore help address this surplus and support the long term future of this school by generating demand for places. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Secure the provision replacement sports facilities.
	The site is within 200m of a road which has been identified by Defra as a major source of noise. Consequently, the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The redevelopment of the site for housing would not result in the removal or improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, the proposed use of the site for housing is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	-	-	Low	Local	Long term	Cumulative impact with other developments on congestion. Secondary impacts on air quality and contributions to climate change.	Secure enhancements to public transport provision.

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective. There is however only a low level of certainty over this impact as it is recognised that the existing use of the site would already generate some traffic.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	+	Low	Local	Long term	Improved image of the local area	Use of the development management process to secure contributions towards biodiversity/greenspace.
	The site is within 300m of a wildlife corridor but is separated from this feature by open land/existing built development. As such, the use of the site for housing is unlikely to have a significant impact on this designated natural asset. The use of the site for housing has the potential to have a positive impact on this objective by making a contribution towards the enhancement of existing open space or wildlife habitat within 300m of the development. There is however only a low level of certainty over this impact due to it being uncertain whether or not any development on the site would make a contribution towards improving biodiversity/greenspace.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone and the site does adjoin areas that are more susceptible to surface water flooding. The site is therefore considered to be at a low/medium risk of flooding and its proposed use for housing would provide some opportunities to reduce flood risk elsewhere. The proposed use could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The site comprises largely of previously developed land but does also contain some areas of greenfield. The site is also in the Green Belt. The proposed use would therefore result in the loss of some greenfield land from the Green Belt and would have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The site is within 250m of a watercourse. The proposed use would not however result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Application of maximum car parking standards to encourage sustainable transport choices. The site is not within an AQMA but the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective. There is however only a low level of certainty over this impact as it is recognised that the existing use of the site would already generate some traffic.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The site is within the Green Belt and its use for housing could have a negative impact on the openness of the Green Belt which is the essential characteristic of these areas. The Green Belt in this part of the Borough is narrow and, as such, the landscape character of the area is considered to be sensitive to new development. Accordingly, the use of the site for housing would have the potential to have a negative impact on the objective. The site does however contain a number of existing buildings and there is therefore only a low level of certainty that the development of the site for housing would have a negative impact on this objective by adversely affecting the openness of the Green Belt.							

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Ridgeway Nurseries, 17 Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Ridgeway Nurseries site for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objectives relating to biodiversity; reducing contributions to climate change; and reducing the impacts of climate change.</p> <p>The proposed use of the site for housing could however have the potential to have a negative or uncertain impact on a number of other objectives, particularly those that relate to environmental issues. The proposed use of the site would result in the loss of some greenfield land on a site that is within the Green Belt and could therefore have a major negative impact on the objective of conserving land resources and some negative impact on the objective of protecting landscape character. There is however only a low level of certainty that the use of the site for housing would have a negative impact on landscape character given that the site comprises largely of previously developed land and contains a number of buildings.</p> <p>The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in housing development taking place within 200m of an identified source of noise pollution and could, therefore, have some negative impact on the objective that relates to health. In addition, the proposed use would have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

Key for effects

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

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

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

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

Rugby Ground, Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. The site is presently used as a rugby club and the proposed use of the site could result in a significant increase in traffic and traffic related noise in the local area. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated.
	The site is adjacent to a designated wildlife corridor and it is considered that that the use of the site for housing has the potential to have an adverse impact on biodiversity, flora and fauna. The proposed use of the site could therefore have a negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely to have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. As such, the proposed use of the site for housing has the potential to have a major positive impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.

Rugby Ground, Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The use of the site for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	--	--	Medium	Local	Long term		Ensure any development is built to an appropriate density to minimise the need to release additional greenfield sites.
	The site comprises partially of previously developed land but the majority of the site is greenfield that is within the Green Belt. The proposed use would therefore result in the loss of greenfield land from the Green Belt and would therefore have a major negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use would not result in the remediation of a NLUD site or a site that is identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. In addition, the site is in excess of 250m from the nearest watercourse. As such, the proposed use is unlikely to have a significant 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.
	The site is not within an AQMA but the use of the site for housing would inevitably generate additional traffic and result in some vehicular emissions. As a result, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the proposed use of the site for housing has the potential to have some negative impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area	Use of appropriate landscaping to minimise the visual impact of the development.
	The site is within the Green Belt and its use for housing is likely to have a negative impact on the openness of the Green Belt which is the essential characteristic of these areas. As such, the use of the site for housing would have the potential to have a negative impact on the objective.							

Rugby Ground, Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Rugby Ground, Clay Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the Rugby Ground on Clay Lane for housing could have a positive impact on several objectives. In particular, it has the potential to have a major positive impact on the objective that relates to accessibility to essential facilities; and some positive effect on those that relate to achieving a balance and mix of housing; crime and fear of crime; poverty and social exclusion; and improving choice of travel mode. The proposed use also has the potential to have a major positive impact on the objective relating to skills and education by providing support for a school in a Regeneration Area which presently have a surplus of places. The proposed use of the site could also have a positive impact on the environmental objective of reducing contributions to climate change; and a major positive impact on the objective of reducing the impacts of climate change.</p> <p>The proposed use of the site for housing would however have the potential to have a negative impact on a number of other objectives, particularly those that relate to environmental issues. The site is adjacent to a designated wildlife corridor and its development for housing could have a major negative impact on this designated natural asset and, by extension, on the objective relating to biodiversity, flora and fauna. The proposed use of the site would also have a major negative impact on the objective of conserving land resources by resulting in the loss of greenfield land within the Green Belt.</p> <p>The development of the site for housing would inevitably generate a degree of traffic and may place additional pressure on nearby roads. Consequently, and despite the fact that there are some local facilities and a bus stop within convenient walking distance of the site, it is considered that the use of the site could have a negative impact on the objectives of reducing the effects of traffic on the environment and protecting air quality. The proposed use of the site would also result in the loss of a sports facility and, as such, could have a significant negative impact on the objectives that relate to community welfare and health.</p> <p>The proposed use of the site would result in development taking place in the Green Belt. As such, the proposed use of the site for housing could have a negative impact on the objective concerned with landscape character. In addition, the proposed use of the site would also have an uncertain impact on the objective that relates to reducing the environmental impacts of consumption and production.</p>								

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

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

Warburton Parish								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieving a better balance and mix in the housing market	0	0	0	Medium	N/A	N/A		
Whilst the site has not previously been allocated for residential development, a portion of the site is not within the Green Belt and has been identified by Core Strategy policy R4 as land that may be required to meet future development needs. Nevertheless, it is considered that the proposed use of the site would not preclude the potential future use of the site for housing and, as such, it is considered that the proposed use of the site would be unlikely to have any significant impact on the objective.								
S2. Improve accessibility for all to services and facilities	0	0	0	Medium	N/A	N/A		
The proposed use of the site would be unlikely to improve access to essential services and facilities and, as such, would be unlikely to have any significant 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 proposed use of the site would be unlikely to have a significant impact upon choice of travel mode. As such, it would be unlikely to have a significant impact on the objective.								
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N/A	N/A		
The proposed use of the site would be unlikely to have a significant impact upon crime, disorder and fear of crime. As such, it would be unlikely to have a significant impact on the objective.								
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
Part of the site is within Partington Priority Regeneration Area but the proposed use of the site is unlikely to create a significant number of employment opportunities or improve access to employment opportunities. The proposed use of the site would therefore be unlikely to have a significant impact upon poverty and social exclusion. As such, it would be unlikely to have a significant impact on the objective.								
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
The proposed use of the site would be unlikely to have a significant impact upon community identity or welfare. As such, it would be unlikely to have a significant impact on the objective.								

Warburton Parish								
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		
	The proposed use of the site would be unlikely to have a significant impact on the qualification and skills of the population. As such, it would be unlikely to have a significant impact on the objective.							
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact on the health of the population. As such, it would be 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 proposed use of the site would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to generate a significant amount of additional traffic and, as such, is unlikely to have a significant impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	+	+	+	Medium	Local	Long term		
	The site contains the Moss Wood SBI. The proposed use of the site could help protect this designated natural asset and the proposed use of the site could therefore have some positive impact on the element of the objective that relates to protecting biodiversity, flora and fauna.							
E3. Reduce contributions to climate change	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact upon contributions to climate change. As such, it would be unlikely to have a significant impact on the objective.							
E4. Reduce impact of climate change	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have a significant impact upon the impacts of to climate change. As such, it would be unlikely to have a significant impact on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to have any significant impact on the environmental impacts of consumption and production. As such, it is unlikely to have any significant effects on the objective.							
E6. Conserve land resources and	0	0	0	Medium	N/A	N/A		

Warburton Parish								
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 proposed use of the site would be not result in the loss of greenfield land nor would it be likely to lead to the remediation of any sites that have been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially containing contaminated land. As such, the proposed use of the site is unlikely to have a significant impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. The proposed use is therefore unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	0	0	0	Medium	N/A	N/A		
	The proposed use of the site would be unlikely to generate a significant amount of additional traffic. Consequently, it is considered that the proposed use of the site is unlikely to have a significant impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	++	++	++	Medium	Local	Long term	Secondary impacts on perceptions of the area	
	The site contains a conservation area and a number of listed buildings, including the grade II listed Paddock Lane Farmhouse, Wigsey Farmhouse, Dunham Road School and Church of St Werburgh. The majority of the site is also within the Green Belt and is within an area that was identified by Core Strategy Policy R2 and on UDP Proposals Map as an area where landscape character would be protected. The proposed use of the site could help protect the existing rural setting of these designated heritage assets and could also protect the local landscape character and the openness of the Green Belt. As such, the proposed use of the site could have a major positive impact on the objective.							
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 use of the site would not result in the loss of a previously identified employment site but would be unlikely to have a significant impact on economic growth. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A		
	The site is partly within Partington Priority Regeneration Area but the proposed use of the site is unlikely to create a significant number of employment opportunities and it is considered that the proposed use would be 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 use of the site is unlikely to have any significant impact on the image of Trafford as a tourism destination. As such, the proposed use of the site would be unlikely to have any significant impact on the objective.							
EC4. Encourage the long term	0	0	0	Medium	N/A	N/A		

Warburton Parish								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sustainability of Trafford's Town Centres	The proposed use of the site is unlikely to have any significant impact on the vitality or viability of Trafford's town centres. As such, it is unlikely to have any significant impact on the objective.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
The proposed use of the site is unlikely to have a significant impact on the social or environmental performance of the economy. As such, it is unlikely to have any significant impact on the objective.								
Sustainability Summary								
Retaining the site as a rural parish to support existing agriculture and wildlife is unlikely to have a significant impact on the majority of the sustainability objectives.								
The site does contain a conservation area and a number of listed buildings, including the grade II listed Paddock Lane Farmhouse, Wigsey Farmhouse, Dunham Road School and Church of St Werburgh. The majority of the site is also within the Green Belt and in an area that was identified by Core Strategy Policy R2 as an area where landscape character would be protected. The proposed use of the site could therefore help to protect the existing rural setting of several designated heritage assets and protect the local landscape character and the openness of the Green Belt. As such, the proposed use of the site could have a major positive impact on the objective that relates to protecting landscape and townscape character. There is also a SBI within the site boundary and the proposed use of the site could help protect this designated natural asset. As such, the proposed use of the site could also have a positive impact on the objective of protecting biodiversity, flora and fauna.								
The proposed use of the site would be unlikely to have a significant impact on any of the other sustainability objectives.								

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

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

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use would result in the provision of housing on a site that is within the urban area. Although there is presently limited information on the type and tenure of housing that would be delivered, Core Strategy policy L2 seeks to ensure that new development delivers a range of housing both in terms of size and tenure. The use of the site for housing or mixed use development therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There a number of services and facilities within walking distance of the site, including primary schools, and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop, adjacent to Flixton railway station and within 20 minutes travel time of essential services by public transport. As such, the proposed use of the site for housing would have a major positive impact on the objective.							
S3. Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities.	++	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and enhancement of public transport services.	
	There are a number of facilities within convenient walking distance of the site, including a primary school and a local centre. The site is also less than 250m from a bus stop and is immediately adjacent to a railway station. The proposed use of the site for housing therefore has the potential to improve the use of public transport and/or participation in walking or cycling and could therefore have a major positive impact on the objective.							

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. Reduce crime, disorder and the fear of crime	+	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is within the urban area. It is in a predominantly residential area but does border other uses. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The proposed use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would therefore be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	-	-	-	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.
	The site is within the catchment area of Flixton Infant and Flixton Junior Schools. Both of these schools are currently operating over capacity and the proposed use of the site for housing could place pressure on these schools by generating the need for additional places. The proposed use therefore has the potential to generate the need for additional capacity at local primary schools and could therefore have a negative impact on this objective.							
S8. Improve the health and, inequalities in health of the population	-	-	-	Medium	Local	Long term	Secondary impacts on quality of life	Use of acoustic assessments to establish the degree of impact and to identify appropriate design solutions.
	The site is within 300m of areas of an area of open space and the proposed use could therefore support participation in sport and exercise. The site is however adjacent to the railway line and the section of the railway line which the site adjoins has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use has the potential to have a negative impact on the objective.							
S9. Protect and improve local	0	0	0	Medium	N/A	N/A		

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
neighbourhood quality	The proposed use would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	?	?	?	Low	Local	Long term	Positive secondary impacts on greenhouse gas emissions and air quality.	
	There are however a number of facilities within convenient walking distance of the site and the site is located in close proximity to a local centre. The site is also less than 250m from a bus stop and within 800m of a railway station. As such, the proposed use of the site has the potential to promote the use of public transport as an alternative to travelling by private car. The use of the site for housing could however generate some additional traffic. As such, the proposed use of the site would have an uncertain impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	--	--	--	Low	Local	Long term	Improved image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the ENV 9 site and wildlife corridor is avoided or mitigated.
	The site is in excess of 300m of a SSSI, SBI, or area of semi-natural greenspace and the use of the site for housing is unlikely to have a significant impact on these assets. The site is however within a designated wildlife corridor and part of the site is a designated ENV 9 site in the UDP that is protected by Policy R2 in the Core Strategy. The use of the site for housing could have an adverse impact on this designated natural asset and the proposed use therefore has the potential to have a major negative impact on the objective. However, in the absence of appropriate ecological surveys and due to Core Strategy policy R2 requiring proposals to protect and enhance biodiversity, there is only a low level of certainty over this impact.							
E3. Reduce contributions to climate change	+	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	++	++	++	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1 and is considered to largely have a low susceptibility to surface water flooding. The site is however adjacent to areas that are more susceptible to surface water flooding and the redevelopment of this previously developed site offers significant opportunities to reduce flood risk in other locations, through, for example, the use of SuDS. The proposed use could therefore have a major positive effect on the objective.							

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. Reduce the environmental impacts of consumption and production	?	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	--	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density in order to minimise the need to release further sites in the Green Belt.
	The site is not included in the NLUD sites database or identified as an area of risk on the Council's Contaminated Land Prioritisation Mapping. The proposed use would not therefore result in the treatment of contaminated land. Part of the site is however within the Green Belt and if this section of the site is included within the development, the proposed use of the site could have a significant negative impact on the objective.							
E7. Protect and improve water quality	0	0	0	Medium	N/A	N/A		
	Parts of the site are within 250m of a watercourse. Nevertheless, the proposed use of the site would not result in the remediation of a site included in the NLUD sites database or the Trafford Contaminated Land Prioritisation mapping. As such, the proposed use is unlikely to have a significant impact on water quality.							
E8. Protect and improve air quality	-	-	-	Low	Local	Long term	Secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	Although the site is located within close proximity of local facilities and public transport services, the western part of the site is within an AQMA and the proposed use of the site would inevitably generate traffic. The proposed use therefore has the potential to have a negative impact on the objective. However, as the significance of any impact on air quality can only be truly quantified by undertaking a formal Air Quality Impact Assessment, there is only a low level of certainty in relation to the impact on this objective.							
E9. Protect and enhance the	+	+	+	Low	Local	Long term		

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
diversity and distinctiveness of landscape and townscape character and cultural facilities	Flixton Conservation Area is situated to the south of the site and there are a number of listed buildings within 300m, including the grade II listed Flixton House, Church of St Michael and nos. 16, 18 and 20 The Village. The proposed use of the site has the potential to have a positive impact on this objective by enhancing the setting of these assets. The site is however separated from these designated heritage assets by areas of existing development and, as such, there is only a low level of certainty that the proposed use of the site would have a significant impact on this objective.							
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is not in a location that is identified by Core Strategy policy R6 as a key area where appropriate proposals to support the culture and tourism offer will be encouraged. As such, it is unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town or district centre and, given the size of the site and the scale of development it would be likely to accommodate, the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/a		
	The proposed use of the site is not a commercial or business use. As such, it is unlikely to have any significant effects on the objective.							
Sustainability Summary								

Land next to Flixton Station, off Flixton Road, Urmston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the site for housing has the potential to have a positive impact a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location and would have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive effect on the objectives relating to achieving a better balance in the housing market; and reducing crime and fear of crime.</p> <p>The use of the land next to Flixton Station for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it has the potential to have a major positive effect on the objective of reducing the impacts of climate change and some positive impact on those relating to reducing contributions to climate change. The proposed use of the site for housing would also have the potential to have a positive impact on the objective relating to townscape character by enhancing the setting of a number of heritage assets, including Flixton Conservation Area and several listed buildings.</p> <p>The site is however within a wildlife corridor and the development of the site could have a major negative impact on this designated natural asset and on the objective relating to biodiversity, flora and fauna. The site is also less than 200m from a major source of noise pollution and the proposed use of the site therefore has the potential to have a negative impact on the objective relating to health. In addition, the site is within the catchment area of a primary school which is currently operating over capacity and the proposed use of the site for housing could therefore have a negative impact on the objective relating to qualifications and education by placing additional pressure on this school.</p> <p>Notwithstanding the fact that the site is adjacent to local services and public transport, the use of the site for housing will inevitably generate some traffic and the site is partly within the buffer for an Air Quality Management Area. The proposed use of the site therefore has the potential to have a major negative impact on the objective relating to improving air quality and an uncertain impact on the objective of reducing the effects of traffic on the environment. The proposed use of the site could also have a negative impact on the objective of conserving land resources and would have an uncertain effect on the objective of reducing the environmental impacts of consumption and production.</p>								

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

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

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. Achieve a better balance and mix in the housing market between availability and demand	0	+	+	Medium	More than local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	
	The proposed use of the site for housing would result in the provision of housing in the urban area. Although there is presently limited information available on the type and tenure of housing that would be delivered, the site is in an area which is considered by Core Strategy policy L2 to be a 'hot' market location and would therefore be expected to make a 40% contribution to affordable housing. The site therefore has the potential to make a long term contribution to the need for family and affordable housing, as identified in the Greater Manchester Strategic Housing Market Assessment (SHMA) (2008) and update report (2010).							
S2. Improve accessibility for all to essential services and facilities	0	++	++	Medium	Local	Long term	Cumulative impact with other developments on the maintenance and improvement of public transport services.	
	The site is within 800m of Timperley and Navigation Road Metrolink stations. The site is also within 20 minutes travel time of essential services by public transport. As such, the use of the site for housing 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 improvement of public transport services.	

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	There are a number of facilities and services within walking distance of the site, including a primary school and a neighbourhood centre on Park Road. The site is also less than 800m from Navigation Road and Timperley Metrolink stations and is in relatively close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. As such, the proposed use of the site for housing has the potential to improve the use of public transport and/or participation in walking or cycling and could have a major positive impact on the objective of enhancing transport infrastructure and improving choice of travel mode.							
S4. Reduce crime, disorder and the fear of crime	0	+	+	Low	Local	Long term	Positive secondary impacts on quality of life.	Use of the development management process to ensure development complies with Core Strategy policy L7.4
	The site is situated in a predominantly residential area although it does adjoin other uses. Although there is presently limited information available on the type of housing that would be delivered on the site, any housing would have the potential to be designed in accordance with Core Strategy policy L7.4. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty over this impact due to it being uncertain whether any housing delivered on the site would be in accordance with Core Strategy policy L7.4.							
S5. Reduce poverty and social exclusion	0	0	0	Medium	N/A	N/A		
	The site is located within of the urban area but it does not adjoin a Priority Regeneration Area or a Regeneration Area and its use for housing would be unlikely to have any significant impact on poverty or social exclusion.							
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	Medium	N/A	N/A		
	The proposed use is unlikely to have an impact on community facilities and is unlikely to have any significant effects on the objective.							
S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Local	Long term		Secure contributions towards creating additional capacity at local primary schools.
	The site is within the catchment of Willows Primary School and is also in close proximity of St Hugh's RC Primary School. Neither of these schools are within a Priority Regeneration Area or a Regeneration Area but both presently have some surplus capacity. The use of the site for housing could therefore have a positive impact on the objective by addressing this surplus capacity and supporting the long term future of these schools by creating demand for places.							

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. Improve the health and, inequalities in health of the population	0	-	-	Medium	Local	Long term	Secondary impacts on quality of life	
	The site is located less than 200m from the Metrolink line which has been identified by Defra as a major source of noise. Consequently, due to the proximity of the site to this source of noise pollution, it is considered that the proposed use of the site for housing has the potential to have a negative impact on the objective.							
S9. Protect and improve local neighbourhood quality	0	0	0	Medium	N/A	N/A		
	The use of the site for housing would not result in the improvement of any neglected land/sites identified on the Trafford Derelict Property and Sites list. As such, it is unlikely to have any significant effects on the objective.							
Environment								
E1. Reduce the effect of traffic on the environment	0	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure enhancements to public transport provision.
	There are a number of facilities and services within walking distance of the site, including a primary school and a neighbourhood centre on Park Road. The site is also less than 800m from Navigation Road and Timperley Metrolink stations and is in relatively close proximity of proposed cycle routes that will form part of the Strategic Active Travel Network. The use of this currently vacant site for housing would however inevitably generate some additional traffic. Consequently, taking into account the size of the site and the scale of development it could accommodate, it is considered that the proposed use of the site would have an uncertain impact on the objective.							
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	-	-	Low	Local	Long term	Secondary impacts on the image of the local area	Use of ecological surveys and the development management process to ensure any adverse impact on the wildlife corridor is avoided or mitigated. Retain part of the site as open space

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The site is immediately adjacent to the wildlife corridor and the site itself presently constitutes an unmanaged greenfield area. Given this proximity of the wildlife corridor, the use of the site for housing could have a negative impact on this designated natural asset and, by extension, 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. In addition, although the site is not classified as a formal area of greenspace in the Trafford Greenspace Strategy, the site is an unmanaged greenfield site in an area that has been shown by the Strategy to be deficient in Local Open Space.							
E3. Reduce contributions to climate change	0	+	+	Low	Local	Long term	Secondary impacts associated with climate change	Use of the development management process to ensure development complies with Core Strategy policy L5
	Any housing on the site would have the potential to incorporate on-site microgeneration technologies and/or other low carbon, renewable and energy efficiency measures. As such, the proposed use of the site has the potential to reduce contributions to climate change. There is however only a low level of certainty over this impact due to it being uncertain whether or not any housing delivered on the site would incorporate these measures.							
E4. Reduce impact of climate change	0	+	+	Medium	Local	Long term		
	The site is located entirely within Flood Zone 1. Parts of the site are within the surface water management zone. The site is therefore considered to be at a low/medium risk of flooding. The proposed use could therefore have a positive effect on the objective.							
E5. Reduce the environmental impacts of consumption and production	0	?	?	Low	Local	Long term	Secondary impact on the need to identify landfill sites	Use of the development management process to ensure development complies with Core Strategy policy L6 and the Waste DPD.
	Given the size of the site, its use for housing is likely to make mainly off-site provision for the management of waste. Waste generated by the development could be managed using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling. It is however presently unknown whether the waste generated by the site would be dealt with at the top of the waste hierarchy and, as such, the proposed use would have an uncertain impact on the objective.							
E6. Conserve land resources and reduce land contamination	0	?	?	Low	Local	Long term		Ensure any development is built to an appropriate density in order to reduce the need to release further greenfield sites.

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	The proposed use of the site for housing could result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. As such, the proposed use of the site could have a positive impact on the objective. However, the site largely comprises of an area of unmanaged greenspace and its development would result in the loss of an area of greenfield land. Accordingly, the proposed use of the site would have an uncertain impact on the objective as it is not clear whether the remediation of a significant area of contaminated land would outweigh the loss of greenfield land.							
E7. Protect and improve water quality	0	+	+	Low	Local	Long term	Secondary impacts on biodiversity	
	The use of the site c would result in the remediation of a site identified by the Contaminated Land Prioritisation Mapping as a potentially medium risk site. The site is within 250m of a watercourse and, as such, the development of the site has the potential to have a positive impact on water quality by eliminating a potential source of contaminants. The use of the site for housing could therefore have a positive impact on the objective. There is however only a low level of certainty about this impact as it is unclear whether any contamination on the site is having an impact on the quality of nearby watercourses.							
E8. Protect and improve air quality	0	?	?	Low	Local	Long term	Secondary impacts on health, particularly amongst those who suffer from respiratory illnesses	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Application of maximum car parking standards to encourage sustainable transport choices.
	The site is not located within an AQMA but its development for housing does have the potential to generate additional traffic. As such, it is considered that the proposed use of the site for housing would have an uncertain impact on the objective.							
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	N/A	N/A		
	There are no designated heritage assets within 300m of the site and it is considered that the proposed use of the site is unlikely to have a significant effect on the either landscape of townscape character.							

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and its use for housing would not result in the loss of a site that has previously been identified as employment land. As such, it is unlikely to have any significant effects on the objective.							
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	Medium	N/A	N/A	Potential secondary economic impacts through the creation of jobs in the construction process.	
	The proposed use of the site is not an employment use and is unlikely to have any significant effects on the objective.							
EC3. Enhance Trafford's image as a tourism destination	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a tourism use and it is therefore unlikely to have any significant effects on the objective.							
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N/A	N/A		
	The site is not within 300m of a town, district or local centre and it is considered that the proposed use of the site for housing is unlikely to have a significant impact on the vitality and viability of Trafford's town and district centres.							
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N/A	N/A		
	The proposed use of the site is not a commercial or business use and is unlikely to have any significant effects on the social or environmental performance of the economy.							
Sustainability Summary								

Land at Newstead Terrace, Timperley								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The proposed use of the land at Newstead Terrace for housing could have a positive impact on a number of sustainability objectives. In particular, it would result in the provision of housing in an accessible location within the urban area and could have a major positive impact on the objectives relating to improving accessibility to essential services and facilities; and enhancing transport infrastructure and choice of travel mode. The proposed use also has the potential to have some positive impact on the objectives relating to achieving a better balance in the housing market; crime; and education and skills.</p> <p>The proposed use of the site for housing also has the potential to have a positive impact on a number of environmental objectives. In particular, it could have a positive effect on the objectives of reducing the impacts of climate change; and reducing contributions to climate change. The proposed use of the site could also result in the remediation of a site that has been identified by the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land. Accordingly, the proposed use of the site could have a positive impact on the objectives that relate to land resources and contamination and water quality.</p> <p>The use of the site for housing could however have a negative or uncertain impact on several objectives. Specifically, it would result in the provision of housing in a location that is adjacent to a major source of noise. As such, the use of the site for housing could have a negative impact on the objective that relates to health. The site is also adjacent to a wildlife corridor and I itself an area of unmanaged greenspace. The development of the site could therefore have some negative impact on the objective relating to open space and biodiversity.</p> <p>The proposed use of the site would have an uncertain impact on the objectives that relate to conserving land resources; protecting air quality; and reducing the effects of traffic on the environment. In addition, it could also have an uncertain impact on the objective of reducing the environmental impacts of consumption and production due to it presently being unknown whether any waste generated by the site would be dealt with at the top of the waste hierarchy.</p>								

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