

Land at Warburton Lane, Trafford

Environmental Statement
Volume I: Non-Technical Summary

indigo.

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Land at Warburton Lane, Trafford
May 2019

Indigo

In conjunction with

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Hepworth Acoustics
Resource and Environmental Consultants (REC) Ltd
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1. Introduction

The Application

- 1.1. An Environmental Statement (ES) has been submitted to Trafford Metropolitan Borough Council (TMBC) on behalf of Redrow Homes Ltd to accompany a series of planning applications pertaining to the proposed development of land situated to the east and west of Warburton Lane, Trafford (known respectively as 'Site 1' and 'Site 2').
- 1.2. The location of the sites is identified at **Appendix 1**.
- 1.3. The proposals comprise residential development for 163 dwellings on Site 1 and 201 dwellings on Site 2 each being the subject of a separate full planning application. An outline planning application covering both Sites 1 and 2 for up to 400 units, seeking approval of access with all other matters reserved, is also being submitted.

The Environmental Statement

- 1.4. In May 2018, Indigo Planning, on behalf of the applicant, submitted a Scoping Report to TMBC which acknowledged that the proposed development constitutes EIA development. The development falls within Schedule 2 of the 'EIA' Regulations (2011) and so may have significant impacts on the environment.
- 1.5. The ES has been prepared following detailed discussions with TMBC and other relevant statutory and non-statutory bodies. It also reflects the issues raised at the Scoping stage.
- 1.6. The ES considers baseline information, including a review of all available background environmental, socio-economic and technical data, inspections of the site and specialist assessments where appropriate.
- 1.7. The ES has confirmed various environmental impacts of the development as being likely to be both positive and negative occurring during both the construction and operational phases of the development.
- 1.8. Where necessary, the ES proposes mitigation measures which will ensure that the existing environmental situation is not affected in an overall detrimental negative way by the proposal.
- 1.9. A detailed ES, including a range of technical reports, has been submitted to accompany the planning application.
- 1.10. This Non-Technical Summary (NTS) provides a summary of the ES in simple, non-technical language. It constitutes **Volume I** of the ES and comprises this Introduction and four other sections:
 - **Section 2** – a description of the development for Warburton Lane;
 - **Section 3** – the approach to addressing all potential environmental issues considered;
 - **Section 4** – the individual specialist topics;
 - **Section 5** - an overall conclusion about the likely environmental impacts and effects.
- 1.11. **Volume II** comprises the main written report, which provides the main environmental information.

- 1.12. **Volume III** comprises associated plans and illustrations.
- 1.13. **Volume IV** comprises additional technical appendices.
- 1.14. Alternatively, copies of the complete ES (Volumes I, II, III and IV) are available for purchase from Indigo Planning (quoting ref: rpt.026.JP.20140007) at a price of £275 (including postage and packaging) at:
- 1.15. Indigo Planning Limited
St James' House
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- Tel: 0161 836 6910
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2. The Development Proposals

2.1. The applications propose the following:

Full Applications

2.2. Site 1 (East) full planning application for a residential development on land to the east of Warburton Lane comprising 163 dwellings, including the creation of a new access, provision of formal and informal public open space, ancillary landscaping, car parking and highway and drainage works.

2.3. Site 2 (West) full planning application for residential development on land to the west of Warburton Lane comprising 201 dwellings, including the creation of a new access, provision of formal and informal public open space, ancillary landscaping, car parking and highway and drainage works.

Outline Application

2.4. Outline application for a residential development comprising up to 400 dwellings, including the creation of new points of access, provision of formal and informal public open space, ancillary landscaping, car parking and highway and drainage works.

2.5. The outline application seeks approval for access with all other matters reserved.

2.6. A summary of the development proposals for each application is set out below:

Housing

2.7. The full planning application for Site 1 (East) includes the provision of 163 dwellings comprising a mix of new family housing. The dwelling mix comprises a mix of house types including 2-bed, 3-bed and 4-bed mews, semi detached and detached housing. The development will be a maximum of two and a half storey.

2.8. The full planning application for Site 2 (West) includes the provision of 201 dwellings comprising a mix of new family housing. The dwelling mix comprises a mix of house types including 2-bed, 3-bed and 4-bed mews, semi detached and detached housing. The development will be a maximum of two and a half storey.

Public Open Space

2.9. The proposals make provision for new areas of public open space, including strategic landscape areas, green corridors, formal and informal play areas and gateway and ancillary landscaping.

2.10. Recreational space, including the provision of formal play areas comprising LAPs and LEAPs will be provided within the strategic landscape areas across both sites 1 and 2.

Road Access

2.11. In terms of access for Site 1 (East) a new vehicular access point will be created into the site on the western boundary from Warburton Lane. Two emergency access points will also be created from Moss Lane along the southern site boundary.

2.12. In terms of access for Site 2 (West) a new vehicular access point will be created into the site on the eastern boundary from Warburton Lane. An emergency service access point will also

be created from Warburton Lane into the south-eastern corner of the site.

- 2.13. 'Ghost islands' will be created on Warburton Lane to allow access into the Site in order to minimise traffic congestion on Warburton Lane.

Sustainable Travel

- 2.14. The application proposals encourage more sustainable travel patterns and seek to include a modal shift to more sustainable transport modes by:
- Implementation of a Travel Plan;
 - Enhancing site permeability for pedestrians and cyclists within the internal site layout;
 - Extending the public footpaths either side of Warburton Lane to the site accesses;
 - Making a provision for a new bus stop lay by on Moss Lane for the 247 number bus; and
 - A public right of way which currently crosses Site 1 will be retained and enhanced, maintaining access links between the existing urban area and the surrounding open countryside.
- 2.15. In addition, the proposal provides a package of further additional measures to mitigate the environmental impacts of the traffic generated. These measures are focused around sustainable transport strategies aimed at minimising the demand for private car travel generated by the development, and wider demand management measures.

3. The Approach to the Environmental Statement

- 3.1. In accordance with best practice, a formal Request for a Screening Opinion was submitted to Trafford Metropolitan Borough Council in May 2018 in respect of the proposed development. The request set out those issues which were proposed to be addressed by the ES. Responses were subsequently provided to the applicant with regards the proposed approach to and content of the subsequent ES.
- 3.2. The applicant commissioned Indigo Planning to coordinate the ES and a team of specialist consultants was appointed to report on the technical issues. Assessment has been undertaken in the areas of:
- Landscape and visual amenity (The Environment Partnership);
 - Nature conservation and biodiversity (Resource and Environmental Consultants);
 - Ground conditions and geology (Betts Geo);
 - Hydrology, drainage and flood risk (Betts Hydro);
 - Traffic and Transport (SCP);
 - Noise (Hepworth Acoustics);
 - Air Quality (Resource and Environmental Consultants);
 - Waste (Wardell Armstrong); and
 - Health (Indigo Planning).
- 3.3. The specialist issues are outlined in the next section.
- 3.4. Each section summarises the pre-development baseline conditions of each of Site 1 and Site 2, the main impacts likely to arise because of the development for Site 1 and Site 2 both individually in addition to the potential cumulative effects with existing committed or proposed development within the local area, the potential cumulative effects of the proposed developments of Site 1 and Site 2 combined, (coming forward in either order) as well as having regard to any existing committed or other proposed developments within the local area, and lastly the mitigation measures that would be appropriate to reduce any negative environmental impacts.

Committed Site

- 3.5. The following committed developments, which have been agreed with Trafford Metropolitan Borough Council, have been taken into consideration:
1. Lock Lane/Hall Lane, Partington (Planning Application Ref: H/OUT/68617) – An outline application (including details of access) for residential development of up to 550 dwellings; associated footpath, landscaping and ecological works, was approved in October 2008;
 2. Carrington Village (Planning Application Ref: 88439/HYB/16) – A hybrid application comprising a) Application for full planning permission for the demolition of existing buildings and structures, re-contouring of the site to form development platforms, new access(s) off Manchester Road to serve residential, employment, retail/health development and new emergency access(s) off the A1 private road to serve employment development, improvements to the A6144 Manchester Road/Flixton Road/Isherwood Road junction and the A6144 Carrington Lane/Carrington Spur/Banky Lane junction; b) Application for outline planning permission for the construction of up to 725 dwellings, erection of up to 46,450sq m employment floorspace (Use Classes B1/B2/B8), erection of up to 929 sq m of retail (Use Class A1)/ health (Use Class D1) floorspace, creation of public open space, rugby pitch relocation along with new training pitch, erection of replacement rugby clubhouse, replacement car park for retained parts of Carrington

Business Park, drainage principles, landscaping and ecological works, noise mitigation measures, electrical sub stations, pumping stations, car parking and vehicle, cycle and pedestrian circulation, was approved in August 2017; and

3. Common Lane, Carrington (Planning Application Ref: 88779/OUT/16) – An outline application for demolition of the existing farmhouse and two agricultural buildings, erection of buildings for use within Use Classes B1 (b) (Research and Development), B1 (c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution), up to 43,874 sq. m, with ancillary offices, improvements to existing Common Lane access, associated landscaping, pumping station(s), package treatment plant and car parking, was approved in May 2017.
4. Land At Heath Farm Lane, Partington, Manchester, M31 4EH (Planning Application Ref: 94949/HYB/18) - Hybrid application comprising: - a) Application for full planning permission for the clearance and remediation of the existing site and the erection of 148 dwellings with access from Broadway and associated works including the provision of internal estate roads, parking and turning circle, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-station, and sustainable urban drainage works; and, b) Application for outline planning permission for the erection of up to 452 dwellings with access from Broadway and associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-stations, and sustainable urban drainage works drainage principles was minded to approve at planning committee on 11 April 2019 subject to the signing of a legal agreement.

4. Specialist Issues

Landscape and Visual

Introduction

- 4.1. Chapter 6 of the ES describes the assessment of likely significant effects on landscape and views as a result of the proposed development.
- 4.2. The assessment considers effects if Site 1 was developed; if Site 2 was developed; and if both sites were developed.

Method

- 4.3. The method for the landscape assessment is based on the Guidance for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3). It has taken account of consultation with Trafford Council; responses to consultations; stakeholder engagement field assessments; and site appraisal work.
- 4.4. The visual assessment has been based on site appraisal work, also taking account of stakeholder engagement. The methods used to undertake the visual assessment include:
- a desk-based assessment to identify visual receptors;
 - consultation with Trafford Council and information from the scoping opinion;
 - identification of 12 representative viewpoints; and
 - site assessment to consider existing views including the 12 representative views and how they may change.
- 4.5. The extent of the study area for the landscape and visual impact assessment has been influenced by the extent of the potential visibility of the Proposed Development.

Assessing the Significance of Landscape Effects

- 4.6. Landscape sensitivity considers the landscape's susceptibility to change to the type of development proposed and the value of the landscape. The susceptibility of a landscape to change is judged by considering the landscape where the development will take place and the type and nature of the development proposed. The judgement of value considers a range of factors including if the landscape has a designation. For example, highly valued landscapes typically are identified by national level designations such as National Parks and Areas of Outstanding Natural Beauty (AONBs).
- 4.7. The magnitude of effect considers the scale of change (i.e. whether it is high, medium, low or negligible); its nature (adverse, beneficial or neutral); its duration (short, medium or long-term); and its reversibility.
- 4.8. The judgement of significance considers the sensitivity of the landscape and the magnitude of effect that will occur. Effects of the greatest significance would occur if a highly sensitive landscape was subject to an effect of high magnitude.

Assessing the Significance of Visual Effects

Receptor Sensitivity

- 4.9. Visual receptors are people who potentially would have a view of the Proposed Development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

- 4.10. The susceptibility of different visual receptors to potential changes in views and visual amenity mainly is influenced by:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may be focused on the views; and
 - The visual amenity they experience.

Value of the View

- 4.11. Judgements about the value of views experienced consider the context of the scene, alternatives available and the relative scenic quality of the view.

Magnitude of Effect

- 4.12. The magnitude of effect is influenced by the size or scale of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial); and its duration. More weight is usually given to impacts that are greater in scale and long-term in duration.

Significance of Effect

- 4.13. The assessment of the significance of visual effects of the Proposed Development is a judgement based on the sensitivity of the receptor and the magnitude of effect. Large scale changes which introduce new or intrusive elements into the view of a sensitive receptor are more likely to be more significant than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints or outdoor attractions, or from important amenity routes, such as long distance footpaths or national cycle routes, are likely to be most significant.
- 4.14. The assessment of effects on landscape character and on views consider three time periods of the development. The first is during construction when the building work will take place. The second is when the development and the planting works have just been completed. The third time considered is 15 years after completion when the planting will have established and grown, increasing screening.

Baseline Environment

- 4.15. There are no landscape designations on the Site or nearby and none would be affected by the Proposed Development.

Landscape Character Assessment

- 4.16. Natural England has classified England into 159 distinct natural areas defined by their landscape, biodiversity, geodiversity and cultural and economic activity. These areas are known as National Character Areas (NCAs) and these have been considered as part of the landscape assessment.
- 4.17. The Local Landscape Character Type from Trafford Council's Landscape Strategy (2004) has also been considered as part of this landscape assessment. The application site is in the "Settled Sandlands" Landscape Character Type (LCT).

Existing Landscape Character

- 4.18. The LCT is described as a large wedge of land between the River Bollin to the south and the River Mersey to the north. It is between the urban areas of Ashton-on Mersey, Broadheath and Partington. The published assessment describes the area as good quality arable and pastoral agricultural land with a semi-regular pattern of medium sized fields well defined by hawthorn hedges with a high proportion of hedgerow trees. It is generally low-lying land (approximately 20m above ordnance datum (AOD)) and gently rolls southwards towards the River Bollin. There are not many woodlands and the published assessment describes it as rural landscape creating extensive views to the south, east and west. The Site is a very small part of the LCT.

Existing Views*Views from the north*

- 4.19. The southern edge of Partington extends close to the northern boundary of the Site, however wooded open spaces to the edge of the settlement and the wooded corridor to Red Brook limit views towards the Site.

Views from the east

- 4.20. To the east, there is less woodland than in the area to north. However, hedgerow trees along local roads (including Moss Lane), wooded edges to Red Brook, the group of agricultural buildings at Birch Farm and wooded area to the south of that farm all combine to limit views towards the Site.

Views from the south

- 4.21. Intervening fields, hedgerows and copses limit views from the south towards the Site. Views from close to the Site tend to be open because there is little vegetation.

Views from the west

- 4.22. Views from the west towards the Site tend to be screened by land gently rising up eastwards from the Manchester Ship Canal. There are also small woodlands and hedges in the same views towards the Site.

Mitigation

- 4.23. Mitigation means the measures taken to avoid, reduce or off-set effects that will arise from the development. Embedded mitigation means measures that are built-in to the proposals.

Mitigation during Construction

- 4.24. Typical measures to reduce the influence of temporary construction areas would include screen fencing along boundaries of some working areas and compounds. Screening may be from temporary soil storage in mounds.

Embedded Mitigation

- 4.25. The proposed built development would be set within a robust landscape framework containing connected corridors of open space with areas of new woodland planting, groups of and individual tree planting, and hedgerow planting. The Parameters Plan (ref. IN6942.005A), Illustrative Masterplans (refs. IN6942.006B and IN6942.007A) and Landscape Masterplans (refs. D7439.001A and D7439.002A) are described in the Design and Access Statement that accompanies the planning application.

Prediction and Assessment of Significance of the Potential Effects

Site 1

Assessment of Effect on Landscape Character – Construction

- 4.26. Landscape effects associated with construction activities would be temporary and short term. The construction works would require the removal of a small number of trees and sections of hedges and would introduce:
- compounds;
 - lighting;
 - machinery and vehicles; and
 - vehicle movements.
- 4.27. Building work would be undertaken in phases across the Site, although the existing vegetation features outside the Site boundary would be retained and help contain construction effects.
- 4.28. The landscape is of medium sensitivity to the Development and the significance of effect on the study area would be minor adverse during construction.

Assessment of Effect on Landscape Character – Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.29. Overall the proposals would introduce residential development onto the arable land of Site 1 but close to existing residential development at the southern edge of Partington. Effects would be contained by hedgerows, hedgerow trees and wooded areas surrounding the Site and mitigated by the landscape proposals in the Site. The significance of effect on the study area of this medium sensitivity landscape would be minor adverse.

Assessment of Effects on Landscape Character – Completed Development in the Long-term (after Year 15)

- 4.30. Although the planting undertaken will have grown, the significance of effect on the study area of this medium sensitivity landscape would remain at minor adverse.

Assessment of Effects on Representative Views – Construction

- 4.31. The effects of construction on views would vary depending on how close the viewpoint is to the Site, the amount of activity which would be visible and how long works would continue.
- 4.32. The significance of effect on views would range from no change to the view, to moderate adverse significance where construction operations would be seen across a large part of views from nearby.
- 4.33. Two receptors would experience moderate adverse significance of effect. This would include users of the public right of way (PRoW) crossing the western edge of the Site (representative viewpoint 1) and users of Moss Lane and residents of properties on Moss Lane (both representative viewpoint 6). The remaining receptors would experience effects no greater than minor adverse significance of effect.

Assessment of Effects on Representative Views - Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.34. The significance of effect on views would range from no change to the view, to major adverse significance where the development would be seen across most or all of views from nearby.

- 4.35. Two receptors would experience a major adverse significance of effect, with one receptor experiencing a moderate adverse significance of effect in the short term. All other receptors would experience no greater than a minor adverse significance of effect.
- 4.36. The two receptors that would experience a major adverse significance of effect are users of the PRow crossing the western edge of the Site (representative viewpoint 1) and users of Moss Lane and residents of properties on Moss Lane (both representative viewpoint 6).
- 4.37. Users of the short PRow crossing the western edge of the Site from Moss Lane to Warburton Lane (representative viewpoint 2) would experience a moderate adverse significance of effect, although this would reduce to minor adverse in the medium term.

Assessment of Effects on Views - Completed Development in the Long-term (after Year 15)

- 4.38. In the long-term the majority of visual receptors assessed would experience a reduction in adverse visual effects as compared to effects on completion. Embedded mitigation planting within the proposed open spaces and at the Site boundaries would become established and would help to provide additional screening and filtering of built development in views.
- 4.39. The significance of effect for users of the PRow crossing the western edge of the Site (representative viewpoint 1) and users of Moss Lane and residents of properties on Moss Lane (both representative viewpoint 6) would reduce to moderate adverse.
- 4.40. All other receptors would experience no greater than a minor adverse significance of effect.

Cumulative Effects

- 4.41. Cumulative effects are ones that arise when a number of different proposed developments are considered together. Trafford Council has advised on committed developments to consider. The majority of committed developments are so far from the Site that no cumulative landscape and visual effects would occur.

High Speed Two (HS2)

- 4.42. The landscape study area for the Proposed Development includes part of the route of HS2. There would be cumulative landscape effects (during construction or operation) arising from HS2 and the Proposed Development. The HS2 railway line would cut across the local landscape, particularly the embankments and bridge over the Manchester Ship Canal. HS2 would cause greater effects on the landscape than the Proposed Development at Site 1.
- 4.43. There would be few places where part of the Proposed Development and HS2 would be seen together. That would occur for a short section of the PRow at viewpoint 2 when walking in west towards Warburton Lane. Warburton Lane and the access road to the Development set in public open space would be in the foreground view. In the middle distance there would be views west towards the embankment and viaduct over the Manchester Ship Canal for HS2.

Site 2

Assessment of Effect on Landscape Character – Construction

- 4.44. The works would be undertaken in phases across the Site, although the existing vegetation features outside the Site boundary would be retained and help contain construction effects.
- 4.45. The landscape is of medium sensitivity to the Development and the significance of effect on the study area (in which material effects would arise) would be minor adverse during construction.

Assessment of Effect on Landscape Character – Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.46. Overall the proposals would introduce residential development onto the arable land of Site 2 but close to existing residential development at the southern edge of Partington. Effects would be contained by hedgerows, hedgerow trees and wooded areas surrounding the Site and mitigated by the landscape proposals in the Site. The significance of effect on the study area of this medium sensitivity landscape would be moderate to low adverse.

Assessment of Effects on Landscape Character – Completed Development in the Long-term (after Year 15)

- 4.47. The planting undertaken will have grown and would continue to mature, particularly around the edge of the Site and the significance of effect on the study area of this medium sensitivity landscape would reduce to minor adverse.

Assessment of Effects on Representative Views – Construction

- 4.48. The effects of construction on views depend on how close the view is to the works, the amount of activity which would be visible and how long works would continue.
- 4.49. The significance of effect on views would range from no change to the view, to moderate adverse significance where construction operations would be seen across a large part of nearby views.
- 4.50. Four receptors would experience moderate adverse significance of effect. This would include users of the PRoW crossing a short section of the western edge of the Site 1, linking Warburton Lane and Moss Lane (representative viewpoint 2). Similar effects would be experienced by users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and as the road passes the Site. There would be similar effects for residents of properties on the western edge of Top Park Close (representative viewpoint 6). Users of Broadoak Meadow Walk west of Warburton Lane (representative viewpoint 10), also would experience a moderate adverse significance of effect.
- 4.51. For the remaining representative viewpoints, effects on views towards the Site during construction would be no greater than of minor adverse significance.

Assessment of Effects on Representative Views - Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.52. As for construction, the significance of effect on views would range from no change to the view, to moderate adverse significance where construction operations would be seen across a large part of nearby views.
- 4.53. Five receptors would experience a moderate adverse significance of effect. This would include users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and as the road passes the Site. There would be similar views from the rear upper storeys to the properties to the western edge of Top Park Close (representative viewpoint 6). Users of the PRoW near Jack Hey Gate Farm (representative viewpoint 3) and users of Broadoak Meadow Walk along Red Brook north of the Site (representative viewpoint 10) also would experience a moderate adverse significance of effect. People walking west along the western section of the PRoW linking Moss Lane with Warburton Lane (representative viewpoint 2) would experience a moderate adverse significance of effect on completion and the short term, although effects would reduce to minor adverse significance from the medium term.
- 4.54. All other receptors would experience no greater than a minor adverse significance of effect.

Assessment of Effects on Views - Completed Development in the Long-term (after Year 15)

- 4.55. Two receptors would continue to experience a moderate adverse significance of effect. These would be users of the PRow near Jack Hey Gate Farm (representative viewpoint 3) and views from the rear upper storeys to the properties to the western edge of Top Park Close (representative viewpoint 6).
- 4.56. Users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and as the road passes the Site would experience a medium to low adverse significance of effect.
- 4.57. All other receptors would experience no greater than a minor adverse significance of effect.

Cumulative Effects

- 4.58. The majority of committed developments are distant from the Site and no cumulative landscape and visual effects are identified. Effects with High Speed Two are described below.

High Speed Two (HS2)

- 4.59. As noted for Site 1, HS2 would cut across the local landscape, particularly the embankments and viaduct over the Ship Canal. HS2 would cause greater effects on the landscape than the Proposed Development at Site 2.
- 4.60. In terms of views, only one representative viewpoint would experience cumulative visual effects of the Development and HS2. Users of the PRow near Jack Hey Gate Farm (representative viewpoint 3) would have views north towards the Development with intervening fields and hedgerow in the view. Nearer in the view to the south and west would be HS2 on embankment and then on a viaduct over the Manchester Ship Canal. As described for landscape effects HS2 would cause the greater effects on views.
- 4.61. Users of Warburton Lane (representative viewpoint 5) travelling south would have views towards the Proposed Development, however there would be no cumulative visual effects as the housing development would screen views towards HS2. However HS2 would become visible once the Proposed Development had been passed. The cumulative magnitude of effect would be no greater than the visual effects of each development alone.

Site 1 and Site 2Assessment of Effect on Landscape Character – Construction

- 4.62. Landscape effects associated with construction activities would be temporary and short term. As set out in relation to each site individually, construction works would require the removal of limited trees and hedgerows and would introduce compounds, lighting, machinery and moving vehicles.
- 4.63. The works would be undertaken in phases across the combined Site. Retained existing vegetation features outside the Site boundary would help contain construction effects.
- 4.64. The landscape is of medium sensitivity to the Development and the significance of effect on the study area (in which material effects would arise) would be minor adverse during construction.

Assessment of Effect on Landscape Character – Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.65. Overall the proposals for the combined Site would introduce residential development onto arable land but close to existing residential development at the southern edge of Partington. Effects would be contained by hedgerows, hedgerow trees and wooded areas surrounding

the Site. The Development would result in a moderate scale of change to the character of the landscape in the study area in the short and medium-term, and the magnitude of effect would be moderate adverse.

Assessment of Effects on Landscape Character – Completed Development in the Long-term (after Year 15)

- 4.66. Although the embedded mitigation would have grown since it was planted and would continue to mature, the Development would continue to result in a moderate scale of change to the character of the landscape in the study area in the long-term. The magnitude of effect would be medium adverse. The significance of effect on this medium sensitivity landscape would remain at moderate adverse.

Assessment of Effects on Representative Views – Construction

- 4.67. The effects of construction on views would vary depending how close the viewpoint considered is to the site, the amount of activity which would be visible and how long works would continue.
- 4.68. The significance of effect on views would range from no change to the view, to moderate adverse significance where construction operations would be seen across a large proportion of a nearby view.
- 4.69. Five representative receptors would experience moderate adverse significance of effect. This would include users of the PRow crossing the eastern part of Site 1 (representative viewpoint 1). Users of the PRow crossing a short section of the western edge of Site 1, linking Warburton Lane and Moss Lane (representative viewpoint 2), users of Moss Lane and residents of properties on Moss Lane (both representative viewpoint 6), users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and users of the western section of the Broadoak Meadow Walk (representative viewpoint 10) would all experience a moderate adverse significance of effect.
- 4.70. For the remaining representative viewpoints, effects on views towards the Site during construction would be no greater than of minor adverse significance.

Assessment of Effects on Representative Views - Completed Development in the Short and Medium-term (Years 0 to 15)

- 4.71. On completion and in the short and medium term two representative receptors would experience a major adverse significance of effect on views. Four representative receptors would experience a moderate adverse significance of effect on views.
- 4.72. Receptors experiencing a major adverse significance of effect on views would be Users of the PRow crossing the eastern part of the Site 1 (representative viewpoint 1) and users of Moss Lane and residents of properties on Moss Lane (both representative viewpoint 6).
- 4.73. Receptors experiencing a moderate adverse significance of effect on views would be users of the short PRow linking Warburton Lane and Moss Lane (representative viewpoint 2), users of the PRow near Jack Hey Gate Farm (representative viewpoint 3), users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and users of the western section of Broadoak Meadow Walk, north of Site 2 (representative viewpoint 10).
- 4.74. The remaining receptors would experience effects no greater than of a minor adverse significance on views.

Assessment of Effects on Views - Completed Development in the Long-term (after Year 15)

- 4.75. In the long-term the majority of representative receptors would experience a reduction in adverse visual effects. This would happen because embedded mitigation planting in the

proposed open spaces and along the site boundaries would become established, grow and help to screen and filter built development in views.

- 4.76. Users of the short PRoW linking Warburton Lane and Moss Lane (representative viewpoint 2), users of Warburton Lane (representative viewpoint 5) north of Jack Hey Farm and users of the western section of Broadoak Meadow Walk, north of Site 2 (representative viewpoint 10) would experience a reduction in adverse visual effects from moderate adverse to no greater than moderate to minor adverse significance.
- 4.77. Users of the PRoW near Jack Hey Lane (representative viewpoint 3) would continue to experience a moderate adverse significance of effect on views.
- 4.78. The remaining receptors would experience effects no greater than of a minor adverse significance on views.

Cumulative Effects

- 4.79. The only committed development which would give rise to cumulative effects is the proposed High Speed Two railway.

High Speed Two (HS2)

- 4.80. The landscape study area for the Development overlaps with the proposed routeing of HS2 and there would be cumulative landscape effects (during construction or operation) arising from HS2 and the Development. HS2 would introduce a section of linear infrastructure that would cause a severing effect to the local landscape, particularly the embankments and viaduct over the Ship Canal. In terms of the cumulative landscape effects of the Development in combination with HS2 rail project, HS2 would cause the greater effects.
- 4.81. Only one representative viewpoint would experience cumulative visual effects of the Development and HS2. Users of the PRoW near Jack Hey Gate Farm (representative viewpoint 3) would have views north towards the Development with intervening fields and hedgerow in the view. Nearer in the view to the south and west would be HS2 on embankment and then on a viaduct over the Manchester Ship Canal. HS2 would cause greater effects on views than the Proposed Development.
- 4.82. Travelling in southerly direction, Users of Warburton Lane (representative viewpoint 5) travelling south would have views towards the Proposed Development although there would be no cumulative visual effects as the housing development would screen views towards HS2. However, HS2 would become visible once the Development had been passed. The cumulative magnitude of effect would be no greater than the visual effects of each development alone.

Nature conservation and biodiversity

- 4.83. Chapter 7 of the ES, undertaken by Resource and Environmental Consultants (REC) Limited, assesses the likely significant effects of the proposed developments with respect to Nature Conservation and Biodiversity.
- 4.84. This assessment is informed by an ecological desk study, initial ecological overview, and further survey for badgers, bats, breeding birds, water voles, otters, and great crested newts. The proposed development site comprises predominantly of arable land with species-poor hedgerow boundaries, scattered broadleaved trees, and semi-natural broadleaved woodland. The habitats of ecological value (scattered broadleaved trees and broadleaved woodland) are being retained, with the habitats to be lost (arable farmland) being common and widespread, and as such they are of low ecological value. Further protected species surveys identified potential impacts upon breeding birds, bats, and badgers. Overall, the identified important ecological features include Coroner's Wood SBI, broadleaved woodland, scattered broadleaved trees, badgers, breeding birds, and bats.
- 4.85. In terms of fauna, potential significant adverse effects can be avoided by implementing mitigation measures for bats, badger, and breeding birds as described above through both the constructional and operational stage. As the surrounding habitats of value are being retained, and with the incorporation of GI within the development (including tree planting, grassland, and SUDS), it is considered that there will not be any likely significant impacts upon these species.

Construction Phase

- 4.86. Potential construction impacts have been assessed upon the identified important ecological features. Suitable mitigation measures have been identified and, assuming these are implemented, impacts from construction are considered to be negligible and therefore not significant.

Operational Phase

- 4.87. Potential operational impacts have been assessed upon the identified important ecological features including increases in recreational pressure, habitat loss, and changes in lighting. Suitable mitigation measures have been identified and, assuming these are implemented, impacts from the operational phase are considered to be negligible and therefore not significant.
- 4.88. Based on the assessment results, Nature Conservation and Biodiversity issues are not considered a constraint to planning consent for the proposed development, and as such, the location is considered suitable for residential use.

Ground conditions and geology

- 4.89. Chapter 8 describes the geological environment of the site and surrounding area and assesses any potential activities that could result in the contamination of soils and/or groundwater.
- 4.90. The sites are both currently used as agricultural land and are generally undulating. The surrounding area is mainly agricultural with some residential development located to the north of both Site 1 and Site 2.
- 4.91. Land use history remains relatively unchanged since historic maps began apart from a small depression shown circa 1899 in the north eastern corner of Site 1. This depression is no longer shown in later maps.
- 4.92. The superficial geology of the sites are mainly Shirdley Hill Sand Formation (sand) with a

band of Alluvium (clay, silt, sand and gravel) running along the northern boundary. The Bedrock deposits consist of Tarporley Siltstone Formation (Siltstone), Sidmouth Mudstone Formation and Tarporley Siltstone Formation (Siltstone).

- 4.93. From a desk based study, two potential contamination sources have been identified on site/in the immediate area that may result in contamination of soils and/or groundwater as a result of the proposed development. These are the area of infilled land within Site 1 and the areas of infilled land/historic landfills adjacent to the site boundaries. Although a full desk study has been undertaken for the sites, a ground investigation is recommended to confirm whether the identified potential contamination sources site are present, and if so at what concentrations, and how they can be remediated to protect site end users.
- 4.94. The site conceptual model anticipates that a Low/Moderate risk for contamination and ground gas exists across the sites (elevated risks are generally linked to the presence of infilled land and landfills nearby).
- 4.95. Construction activities that could affect the ground environment include soil stripping, compound establishment, storage and use of fuels/chemicals, movement of plant and machinery, dewatering of excavations; storage of materials and stockpiling of excavated soils within the site boundary area; and open trenching between different forms of previous land use.
- 4.96. Operational activities that could affect the ground environment include residents digging in garden areas/planting which leads to the excavation/exposure of underlying materials; maintenance of underground services resulting in excavations and chemical attack on concrete or permeation of pipelines from contaminated land.
- 4.97. Following this risk assessment, and on the basis that mitigation measures are implemented appropriately, it is considered there will be no significant residual effects on ground conditions during either the construction or post completion phase of the proposed development.
- 4.98. It is however, recognised that provisions must be made for unforeseen situations and the fact that the inevitable disturbance of land associated with construction can lead to changes that may affect the way in which contaminants interact with the environment. A CEMP will be in place to control the risks of encountering and managing unexpected and unidentified contamination.
- 4.99. No significant cumulative effect relating to the ground conditions have been identified through the construction and post competition of the Proposed Development.

Hydrology, drainage and flood risk

- 4.100. This chapter considers the flood risk and drainage both to and resulting from the Proposed Development located to the east and west of Warburton Lane in Partington. This assessment and the supporting Flood Risk Assessment and Drainage Management Strategies have been prepared in consultation with the relevant interested parties and incorporates their comments where possible.
- 4.101. The full Flood Risk Assessment and Drainage Management Strategy report has considered the potential flood risks and cumulative effects from a variety of sources including fluvial, tidal, surface water, groundwater and flooding from artificial sources. The overall site is located within Flood Zones 1, 2 and 3 however, the proposed residential development will be located solely within Flood Zone 1. The proposals will adopt an intra-sequential approach to steer the more vulnerable development to areas at least risk of flooding therefore, the development proposals are at very low risk of flooding. Consultations with the Environment Agency, Trafford Council and United Utilities has also not identified any historic flooding to the Development Parcels from fluvial or other flood sources. To cater for the potential residual flood risks it has been advised that finished floor levels of proposed dwellings are

raised above the external levels (following any regrade), and that levels design assists with providing safe overland flow routes within the development to minimise any associated flood risks from overland flows.

- 4.102. As the development areas are at very low flood risk from the variety of sources reviewed, the principle focus of this assessment is on the potential flood risk from surface water, and the mitigation measures required to secure the proposals. Planning Policy identifies that all new development must ensure that the new development does not increase flood risk elsewhere. In accordance with national and local planning policy surface water management is also required to be considered for development of this nature and scale to ensure no increase in flood risk results. Surface water discharge options have been assessed in accordance with the sustainable drainage hierarchy, which is discharging to ground where practical, to a watercourse and finally to the public sewer network. Based on the ground conditions identified by the published soils datasets online, and Soakaway Testing undertaken by Betts Geo in September 2018, it is understood onsite infiltration is not considered to be a sustainable drainage method for the development.
- 4.103. As infiltration will not be feasible for all the sites, then the next method in the hierarchical approach is to discharge surface water run-off to the watercourse network. Red Brook (Main River) flows adjacent to the northern boundary of the development parcels. At present the development parcels naturally discharge into Red Brook via overland flows. The proposals are to mimic the pre-development situation and discharge surface water run-off to Red Brook at a restricted rate (QBar) to mimic the existing situation (subject to detailed drainage and engineering design along with formal consents and agreements).
- 4.104. The pre-development greenfield rate (QBar) is calculated to be 43.9l/s for the Western Development Parcel and 34.1l/s for the Eastern Development Parcel (calculated using the IH124 Method). Given the scale of the development it is likely that multiple outfalls to Red Brook will be required to cater for each development parcel and the greenfield rates calculated will need to be portioned between each outfall point to ensure overall rate of discharge does not exceed the pre-development situation.
- 4.105. The proposals are to implement multiple Sustainable Drainage Systems (SuDS) techniques within the proposals to minimise surface water run-off and aid in surface water conveyance and attenuation. These SuDS methods include green corridors and Public Open Space areas where attenuation ponds. These attenuation features should not be located within the extents of the 1 in 100yr floodplain (Flood Zone 3), can be incorporated to provide benefits not only in terms of surface water management but also water quality and ecology. The proposed drainage systems onsite will be designed collectively, to cater for the stormwater storage requirements up to and including the 1 in 100-year storm event with allowance for climate change.
- 4.106. The development proposals will therefore not increase flooding elsewhere and will be acceptable in accordance with local and national policy. The assessment is commensurate with the scale and nature of the development proposals and in summary, the development can be considered appropriate in accordance with the National Planning Policy Framework and supporting Planning Practice Guidance.

Traffic and Transport

- 4.107. An assessment of the impacts on the local road and transportation network as a result of the development proposals has been undertaken. This is reported on Chapter 10 of the Environmental Statement.
- 4.108. The assessment has been undertaken and assessed on the criteria outlined Institute of Environmental Management and Assessment (IEMA) Guidelines for Environmental Impact Assessment (IEMA 2004) and Guidelines for the Environmental Assessment of Road Traffic (Institute of Environmental Assessment 1993) (the IEMA Guidelines).

- 4.109. The design iteration of the scheme, through consultation and local engagement, has identified a preference for a to avoid the majority of existing and future traffic using the local road network.
- 4.110. The main implication in traffic and transport terms is the resulting increase in road traffic for the construction and occupation phases of the development and the potential impact that this will have on the sensitive receptors in the vicinity of the site.
- 4.111. The Construction phase of the development will result in an increase in HGV vehicles and other construction related vehicles which will have an adverse impact on the sensitive receptors.
- 4.112. The Construction Phase of the development will be subject to a detailed construction traffic management plan setting out a series of measures which will be implemented to mitigate the impact of the construction traffic. In order to effectively manage and minimise disruption during construction, a construction traffic management plan would be prepared for the construction work site and agreed with the local authority. This would set out the methods for managing construction impacts on all forms of transportation, including: construction worker flows; vehicle; pedestrian and cycle diversion routes.
- 4.113. Other measures include include, but not be limited to the following:
- Operating hours;
 - Wheel washing to avoid debris on the local road network;
 - Construction traffic routing;
 - Traffic management and signing; and
 - Noise and dust suppression
- 4.114. Ultimately, the construction traffic impact on the receptors is a temporary impact and is not the measures listed above are considered appropriate to mitigate the impact of the construction traffic during the construction phase of the scheme.
- 4.115. A detailed assessment of baseline conditions, including traffic flows and recent accident data, has been undertaken to establish any possible impacts, and the likely scale of those impacts for the operational phase of the development.
- 4.116. As part of a detailed Transport Assessment, it has been shown that the construction traffic will have little impact on the identified receptors in the Environmental Statement, given the temporal nature of such traffic.
- 4.117. The Environmental Assessment addresses the impact of several scenarios. Individually, these include:
- Scenario 1 - 99 units being provided at Carrington and no mitigation measures; and
 - Scenario 2 - Carrington being fully built out and proposed mitigation measures related to committed development implemented.
- 4.118. Additionally, the Assessment also takes account of the proposed development being delivered as two individual sites (Site A - 163 units and Site B - 201 units) as well as for the full development of some 400 units.
- 4.119. The development proposals include for the following measures:
- Provision of a new compact roundabout at the Warburton Lane/Central Road mini

roundabout; and

- The introduction of a Travel Plan which will promote sustainable travel.
- 4.120. The assessment has shown that there will be some adverse effects on driver delay and pedestrians due to the increase in traffic flows of the committed development (and including the committed development mitigation measures. However, the assessment has concluded these adverse impacts are not due to the development proposals.
- 4.121. Nevertheless, it is proposed to provide off-site improvements which will not only alleviate the proposed development impact but also the cumulative impact ie including the committed development on those links where the proposed development has an impact. Namely, the Warburton Lane/Central Road mini roundabout which will be improved to accommodate a new compact roundabout arrangement.
- 4.122. With these mitigation measures in place it is considered that there are only slight adverse impacts on the surrounding receptors and no significantly adverse effects in terms of Traffic and Transport as a result of the development proposals.

Air Quality

- 4.123. This Chapter of the ES undertaken by Resource and Environmental Consultants (REC) Limited assesses the likely significant effects of the proposed developments with respect to Air Quality
- 4.124. This Air Quality Chapter has been completed with due regard to the requirements of Trafford Metropolitan Borough Council (TMBC) Environmental Health Department. The development has the potential to cause air quality impacts at sensitive locations. These may include fugitive dust emissions from construction works, and operational emissions generated by additional road vehicle emissions associated with the Proposed Development, as detailed within the Air Quality Impact Chapter.

Construction Phase

- 4.125. Potential construction phase air quality impacts at human receptors as a result of fugitive dust emissions were assessed. Suitable mitigation techniques have been identified and, assuming these are implemented, impacts from earthworks, construction, and trackout activities are considered to be negligible and therefore not significant.

Operational Phase

- 4.126. Dispersion modelling was undertaken in order to predict air quality impacts as a result of the emissions from the local highway network and additional vehicle trips associated with the Proposed Development. Overall impacts upon sensitive receptor locations within the vicinity of the site were predicted to be negligible and therefore not significant. Additionally, pollutant concentrations were below the relevant air quality standards across the Application Site and at all sensitive receptor location considered.

Cumulative Effects

- 4.127. Further dispersion modelling was also undertaken in order to predict air quality impacts as a result of the cumulative impacts related to the additional vehicle trips associated with Committed Developments within the vicinity of the Application Site. This indicated the overall impacts upon sensitive receptor locations within the vicinity of the site were predicted to be negligible and therefore not significant. Pollutant concentration were predicted to be below the relevant air quality standards at all sensitive locations considered.
- 4.128. Based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposed development, and as such, the location is considered

suitable for residential use.

Waste

- 4.129. Chapter 13 summarises the estimated impact of the proposed development in terms of waste, including the expected waste generation and impact on waste facilities. The proposed development referred to is a residential development at Warburton Lane, Trafford. This is divided into 2 sites as follows:
- Land to the east of Warburton Lane, Trafford (Site 1) and
 - Land to the west of Warburton Lane, Trafford (Site 2).
- 4.130. The chapter outlines current policies (local and national) with regard to waste management, and the approach to the waste impact assessment for the above Sites. The baseline conditions are considered (Step 1), followed by a separate impact assessment for each of the above Sites (Step 2), which includes cumulative effects. The mitigation and residual impacts are assessed, and there is a cumulative impact assessment (Step 3) which assesses the potential cumulative effects of the proposed developments of Site 1 and Site 2 combined and, as per Step 2, having regard to any existing committed or other proposed developments in the area.
- 4.131. The assessment concludes that the proposed development (either as separate site development, or in combination) will have a negligible to minor adverse impact on the predicted ability of local waste facilities to accept any additional waste created by the development. This assessment conclusion is valid for the construction phase and operational phase.

Health

- 4.132. Chapter 14 assesses the health effects of the proposed development.
- 4.133. The main thematic areas considered within the baseline assessment are as follows:
- Population and demographic change;
 - Health conditions in Trafford and the local area surrounding the proposed development site, including:
 - Life expectancy;
 - Adult health;
 - Child health;
 - Overall deprivation; and
 - Individual health assessment.
- 4.134. In terms of deprivation and health, conditions in Trafford borough as a whole are generally good with deprivation levels generally low. However, the settlement of Partington, to which the proposed development site as a whole adjoins, is very deprived and falls within the 10% most deprived areas in England. Partington is deprived over a range of deprivation domains including income (1.1% most deprived), employment (1.9% most deprived), education (2.7% most deprived), health (3.2% most deprived), and housing (18.2% most deprived). In terms of health, Partington is within the 10% most deprived neighbourhoods in England.
- 4.135. This chapter considers both the temporary and permanent potential health impacts of the redevelopment proposals at Site 1, Site 2 and the site as a whole, using 14 thematic areas, including:

1. Construction effects;
2. Healthy housing;
3. Active travel;
4. Air quality;
5. Noise;
6. Open space;
7. Play space;
8. Biodiversity;
9. Local food growing;
10. Overheating;
11. Flood risk;
12. Connections to Partington;
13. Effects on social infrastructure; and
14. Gas main.

Temporary construction effects

- 4.136. During demolition and construction, the development is estimated to generate 385 full time jobs per year of the construction period and bring in an addition £25.3 million to the local economy based on the use of local suppliers, additional wages for workers, and the use of local business (for example, buying lunch). This is considered to be a temporary, beneficial effect.

Permanent beneficial effects

- 4.137. There are beneficial effects from the provision of new public open space and children's play facilities; increased nature conservation and biodiversity enhancements (including landscape planting, bat and bird nesting boxes and the creation of ponds, woodland and meadows); opportunities for residents to grow their own food; and better physical and social connections to Partington.

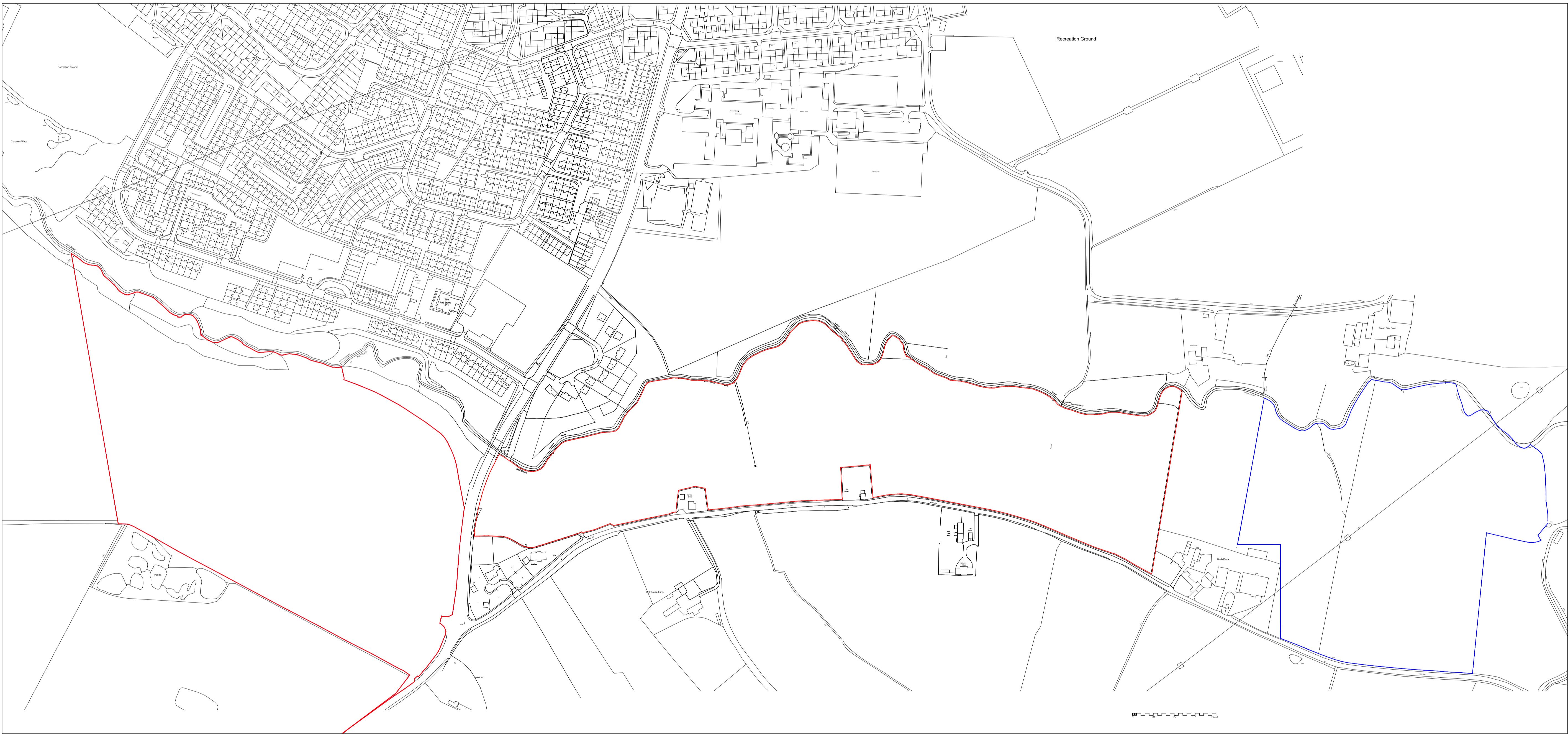
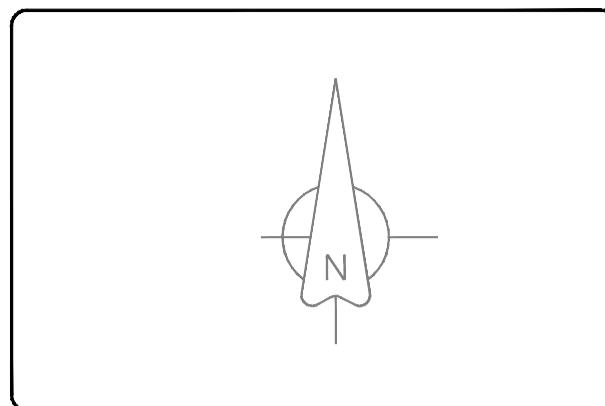
Permanent adverse effects

- 4.138. The new population at the proposed development will create additional demand for local services, including healthcare services, particularly GP and dentist services. A payment would be made to the local authority which would contribute towards providing additional GP and dentist services in the local area.

5. Overall Conclusions

- 5.1. The proposals have been developed in parallel with the EIA process and have so benefited from, and draw upon, the findings and knowledge of the specialist team. Consequently, any potential long-term negative effects (residual impacts) of the completed development have been largely mitigated through the design evolution of the scheme.
- 5.2. The effects of the proposed development on the environment are identified as being both positive and negative, of varying significance and could occur at the construction and operational phases. Each specialist section in Volume II provides a summary of the main effects of the development and level of significance.
- 5.3. All of the individual assessments conclude that the proposed development as set out in the submitted planning application, is not likely to give rise to significant or adverse effects on the environment, provided that appropriate mitigation measures are implemented.
- 5.4. Where negative impacts are predicted, their significance is generally moderate or slight. A number of controls on the development are suggested by specialists to minimise the adverse impacts of the development during the construction and operation phases.
- 5.5. The residual impacts of the proposed development have already been largely mitigated through the design evolution, and will be further reduced by the implementation of the recommended controls on the development put forward by specialists. Overall, the proposed development is not likely to have a significant detrimental effect on the environment.

Appendix 1



Revision	Date	Amendment	Initials

Development		Warburton Lane	
Location		Moss Lane/Warburton Lane	
Marketing Name			
Drawing Title		Location Plan (East & West Parcel)	
Drawing Number		WARB-02-02-002	
Revision		Scale @ A1	1:2500
Drawn By	JB	Date Started	April 19
Checked by		Date	


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