

# **Appendix X**

## Site Assessment Criteria

SA Objective	Score	Criteria
Achieve a better balance and mix in the housing market between availability and demand (S1)	++	Residential development has potential to increase the provision of family housing and/or the provision of affordable housing in the Priority Regeneration Areas or Strategic Locations or Altrincham Town Centre.
	+	Residential development within the urban area has the potential to increase the provision of family housing and/or the provision of affordable housing in line with Policy L2 of the Core Strategy.
	0	No impact from proposed development.
	-	Residential use that does not meet specific needs set out in Policy L2 of the Core Strategy
	--	None residential use that would result in the loss of previously identified residential site which would have met the specific needs set out in Policy L2 of the Core Strategy.
Improve accessibility for all to essential services and facilities (S2)	++	Development is within 20 minutes travel time by public transport to essential services including employment, GP, supermarket, school etc.
	+	Development is within 30 minutes travel time by public transport to essential services including employment, GP, supermarket, school etc.
	0	Development would have no impact on improving accessibility
	-	Development is within 40 minutes travel time by public transport to essential services including employment, GP, supermarket, school etc.
	--	Development is further than 40 minutes travel time by public transport to essential services including employment, GP, supermarket, school etc
Enhance transport infrastructure, improve choice of travel mode and quality of life to all communities	++	Proposed use is likely to significantly improve use of public transport and/or participation in walking or cycling.
	+	Proposed use is likely to slightly improve use of public transport and/or participation in walking or cycling. Proposed use has potential to deliver road safety benefits (e.g. delivering road safety measures).
	0	Proposed use will have no impact on the use of public transport and/or participation in walking or cycling.

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		No impact on road safety.
	-	Proposed use is likely to increase car use and have negative impact on the use of public transport and/or participation in walking or cycling. Proposed use would adversely affect road safety in the locality.
	--	Proposed use is likely to significantly increase car use and have a major negative impact on the use of public transport and/or participation in walking or cycling. Proposed use would significantly adversely affect road safety in the locality.
Reduce crime, disorder and the fear of crime (S4)	++	Residential use is within an existing housing area and has potential to be designed in accordance with Policy L7. 4. Economic use within an existing employment area or town centre and has potential to be designed in accordance with Policy L7.4.
	+	Residential use adjoins an existing housing area and has potential to be designed in accordance with Core Strategy Policy L7.4. Economic use adjoins an existing employment area or town centre and has the potential to be designed in accordance with Policy L7.4.
	0	No impact on safety or security
	-	Residential use is in a housing area but does not have the potential to be designed in accordance with Core Strategy Policy L7.4. Economic use adjoining a residential area with late opening times - i.e. shops, public house, café, restaurant or nightclub (potential to increase anti-social behaviour).
	--	Residential use is in an isolated location and does not have the potential to be designed in accordance with Core Strategy Policy L7.4. Economic use is in an isolated location.
Reduce poverty and social exclusion (S5)	++	.
		Proposed use is within a PRA and/or RA and is likely to reduce poverty and social exclusion.
	+	Proposed use adjoins a PRA and/or RA or is linked to these areas by a high frequency

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		public transport system and is likely to reduce poverty and social exclusion.
	0	Development would have no impact on improving accessibility.
	-	Proposed use is adjacent to PRA and/or Regeneration Area or is linked to these areas by a high frequency public transport system but is likely to have a detrimental effect on reducing poverty and social exclusion.
	--	Proposed use is within a PRA and or RA and is likely to have a significant detrimental effect on reducing poverty and social exclusion.
Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity (S6)	++	Proposed use is for a Community Facility or will include a community facility.
	+	Proposed use has the potential to improve community facilities.
	0	No impact
	-	Proposed use has the potential to have a negative impact on community.
	--	Proposed use will result in a loss of a community facility(s).
Improve qualifications and skills of the resident population (S7)	++	Proposed use is for a nursery, school or training facility, or if a residential scheme proposed it is in an area where it will support an existing school with capacity issues (e.g. surplus school places) in a PRA/RA. Proposed use has the potential to generate apprentices in a PRA/RA.
	+	Residential use is in an area where there is existing capacity in schools, or the proposed use has the potential to generate apprentices.
	0	No impact
	-	Residential use is likely to result in over capacity in existing schools and generate the need for extra capacity to be provided as a result of the development.
	--	Residential use will result in over capacity in existing schools and extra capacity is unlikely to be provided as a result of the development.
Improve the health and, inequalities in health of the population (S8)	++	Proposed use is for new / improved sport, health or cultural facility
	+	Proposed use is likely to enable new health or cultural facilities or residential use is within

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		1800m of sports facility and located 200m from noise pollution.
	0	No impact
	-	Proposed use is likely to have a negative impact on existing health or cultural facilities or recreational open space and / or is located less than 200m from noise pollution.
	--	Use would result in loss of a health, sports or cultural facility or recreational play space in an area of deficiency.
Protect and improve local neighbourhood quality (S9)	++	Proposed use would remove neglected building or site within a neighbourhood thereby removing the potential for litter, graffiti, fly posting and fly tipping.
	+	Proposed use would improve the quality/appearance of a neglected building/site in the local neighbourhood thereby reducing the potential for litter, graffiti, fly posting and fly tipping.
	0	No impact
	-	Proposed use would have a negative impact on the quality/appearance of the local neighbourhood
	--	Proposed use would have a significant negative impact on the quality/appearance of the local neighbourhood
Reduce the effect of traffic on the environment (E1)	++	Proposed use will result in a significant reduction in traffic congestion and / or traffic related noise
	+	Proposed use is likely to result in a reduction in traffic congestion and / or traffic related noise and an improvement or reduction in traffic related noise in the area
	0	No impact
	-	Proposed use is likely to result in an increase in traffic congestion and/or traffic related noise.
	--	Proposed use will result in a significant increase in traffic congestion and/or traffic related noise
Protect, enhance and restore open space, biodiversity, flora and fauna,	++	Proposed use proposes to significantly enhance biodiversity e.g. provide new area of open space or new habitat creation over 0.2 hectares in area deficient in open space or semi

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geological and geo-morphological features (E2)		natural green space.
	+	Proposed use has the potential to provide new area or enhancement of existing open space or wildlife habitat within 300m of the development.
	0	No impact.
	-	Proposed use is adjacent to a designated natural asset and could have a negative impact on the sites biodiversity, landscape, geological etc. Proposed use is further than 300 metres from Local Open Space with no opportunities to create new open space.
	--	Proposed use is adjacent to or within a designated natural asset and would result in a significant negative impact or loss on the sites importance. Proposed use would result in a loss of recreational open space in an area identified as only just sufficient or deficient with no opportunity to replace this loss in the area.
Reduce contributions to climate change (E3)	++	Development will connect into an identified/programmed low carbon energy generating infrastructure facility.
	+	Proposed use has the potential to incorporate use of on-site micro-generation technologies, low carbon, renewable and energy efficiency measures.
	0	No impact/ no energy use.
	-	Proposed use is unlikely to incorporate use of on-site micro-generation technologies, low carbon and energy efficiency measures.
	--	Proposed use is unlikely to incorporate energy efficiencies, low carbon and renewable energy even though located near identified/programmed low carbon energy generating infrastructure facility.
Reduce impact of climate change (E4)	++	Proposed use is at low risk from flooding and could provide significant opportunities to reduce flood risk in other locations e.g. through the use of strategic sustainable drainage systems (SuDS).
	+	Proposed use is at low or medium risk from flooding and could provide some opportunities to reduce flood risk in other locations e.g. through the use of strategic sustainable drainage systems (SuDS).

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	0	No impact
	-	Proposed use is at medium or high risk from flooding and is likely to increase flood risk elsewhere, therefore some flood risk management/mitigation measures will be required.
	--	Proposed use is at high risk from flooding and is likely to increase flood risk elsewhere, therefore significant flood risk management/mitigation measures will be required.
Reduce the environmental impacts of consumption and production (E5)	++	Proposed use is for development that will incorporate mainly on-site provision for the sustainable management of waste using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling.
	+	Proposed use is for development that will make mainly off-site provision for the sustainable management of waste using options at the top of the waste hierarchy, such as prevention, preparing for re-use and recycling.
	0	Minimal waste produced or insufficient detail provided.
	-	Proposed use is for development that makes limited provision for the sustainable management of waste, either on- or off-site. Use likely to result in unsustainable use of minerals.
	--	Proposed use is for development that makes no provision for the sustainable management of waste, either on- or off-site. Use results in the loss of a minerals resource.
	Conserve land resources and reduce land contamination (E6) See Note A (E6) below table	++
+		Proposed use would enable development that would result in significant reclamation of medium to low risk contaminated land. Proposed use is on PDL.
0		Proposed use would not result in treatment of contaminated land or loss of greenfield land.
-		Development would result in some loss of greenfield land e.g. under 5 hectares.
--		Development would result in significant loss of greenfield land e.g. over 5 hectares. Proposed use other than open space is within Green Belt.

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Protect and improve water quality (E7)	++	Proposed use is adjacent to water source and could result in improvement to water quality e.g. removal of contamination that is polluting a water source and appearance and biodiversity of the water source.
	+	Proposed use is adjacent to water source where there is the opportunity to improve the appearance and biodiversity of the water source.
	0	No impact
	-	Proposed use is adjacent to water source where it may pollute the water resource.
	--	Proposed use is adjacent to water source where it is highly likely to pollute the water resource.
Protect and improve air quality (E8)	++	Proposed use will significantly benefit air quality by use of clean fuels/technology or significantly reducing road traffic.
	+	Proposed use has the potential to improve air quality by use of clean fuels/technology or some reduction in road traffic
	0	No impact
	-	Proposed use is in an AQMA or outside a town centre or 200m from highly accessible public transport and is likely to have a detrimental impact on air quality by non-use of clean fuels/technology or increasing road traffic flow.
	--	Proposed use is in an AQMA or is outside a town centre or 400m from highly accessible public transport and is likely to have a significantly detrimental impact on air quality by non-use of clean fuels/technology or significantly increasing road traffic .
Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities (E9)	++	Proposed use will significantly enhance a conservation area, listed building/historic park etc. (e.g. reuse of historic building) and/or protect landscape character.
	+	Proposed use is likely to improve a conservation area, listed building/historic park etc. (e.g. reuse of historic building) and/or protect landscape character.
	0	No impact.
	-	Proposed use could have a negative effect on a conservation area, listed building/historic
Consultation comments:		



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Protect and enhance sites of archaeological importance, the diversity and distinctiveness of landscape and townscape character and cultural facilities.		park etc. and/or a landscape of character (e.g. industrial use in or adjacent to a conservation area).
	--	Proposed use could result in a loss of an asset in a conservation area, or loss of a listed building/historic park etc. and/or its setting, and/or a landscape of character.
Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth (EC1)	++	Employment use proposed within one of the focus areas identified in Core Strategy Policy W1.3 and in accordance with the Core Strategy Policies W1.5 to W1.10 inclusive.
	+	Employment related development outside of the focus areas identified in Core Strategy Policy W1.3 which has the potential to meet the objectives set out in Core Strategy Policy W1.11
	0	No impact.
	-	Employment use that will not contribute towards the objectives within Core Strategy W1. p
	--	Proposed use would result in loss of previously identified employment land in Trafford Park Core.
Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage (EC2)	++	Employment use has the potential to offer significant employment and/or training opportunities to residents in the Priority Regeneration Areas by being by being within 3km of PRA area with a direct high frequency public transport system.
	+	Employment use has the potential to offer employment and/or training opportunities to residents in Regeneration Areas by being within 3km of Regeneration Areas with a direct high frequency public transport system.
	0	No Impact
	-	Employment use is likely to offer little potential for employment and/or training opportunities to residents in the Regeneration Areas and has no direct public transport links or is further than 10km away
	--	Employment use will offer no employment and/or training opportunities to residents in the Regeneration Areas or Priority Regeneration Areas as it requires specific skills unlikely to be found in these locations.
Enhance Trafford's image as a	++	Proposed use will have a significant, positive, impact on the image of Trafford as a tourism

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tourism destination (EC3)		destination in the key areas identified in Core Strategy Policy R6.1.
	+	Proposed use will have the potential to have a positive impact on the image of Trafford as a tourism destination.
	0	No impact
	-	Proposed use may result in a detrimental impact on the image of Trafford as a tourism destination.
	--	Proposed use will result in the loss and detrimental impact on the image of Trafford as a business location and tourism destination in the key areas identified in Core Strategy Policy R6.1.
Encourage the long term sustainability of Trafford's Town Centres (EC4)	++	Proposal will have a significant positive impact on the vitality and viability of one of Trafford's Town Centres by being located within the existing Centre boundaries.
	+	Proposal will have a positive impact on the vitality and viability of one of Trafford's District or Local Centres by being located within the recommended definitions for edge of centre in NPPF.
	0	No impact
	-	Proposal will have a negative impact on the vitality and viability of one of Trafford's District or Local Centres.
	--	Proposal will have a significant, negative impact on the vitality and viability of one of Trafford's Town Centres.
Improve the social and environmental performance of the economy (EC5)	++	Proposed use directly contributes to fair trade or ethical trading.
	+	Proposed use has the potential to contribute to fair trade or ethical trading
	0	No impact
	-	Proposed use could promote non ethical trading
	--	Proposed use is known to be non-ethical