

TRAFFORD METROPOLITAN BOROUGH COUNCIL
CORE STRATEGY SUSTAINABILITY APPRAISAL
REVISED APPENDICES REPORT

A1. STRATEGIC SITES

SS 1: Victoria Warehouse									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	A cumulative overprovision of 1 bed dwellings could result in empty properties	The provision of residential apartments may improve the balance and mix of the housing market. However, the 2006 Housing Market Assessment noted that there is a need for 2 bed dwellings and family housing. It concluded that there was no need for 1 bed dwellings in either market or affordable categories.	Incorporate a range of unit sizes into the development, including 2 bed dwellings
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term		The development would incorporate retail and community facilities in an accessible location.	Degree of impact will depend upon the nature of the community facilities provided on site
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	High	Local	Long term		The development is highly accessible by public transport, including the Metrolink and the local bus service. The development will also open up access to the canal towpath for walking and cycling.	
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term	Improved image of Trafford	Victoria Warehouse is presently under-used and contributes to the creation of a built environment that may engender a fear of crime. As a consequence, the reuse of this building is likely to have a positive impact on fear of crime.	Ensure building creates active frontages that facilitate natural surveillance

S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long term	Improved image of Trafford	The scheme will result in the creation of a number of jobs which will be in an accessible location and well-related to areas of deprivation.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S9. Protect and improve local neighbourhood quality	+	+	+	High	More than local	Long term	Improved image of the area	The scheme will result in the removal of derelict warehouse buildings which will provide regeneration benefits to the site and surrounding area.	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	High	Local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion associated with match days at Old Trafford	This site is well connected to, or within walking distance of, the public transport network and could encourage the use of sustainable transport modes.	Limit the amount of on-site parking.

E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		The site is adjacent to the Bridgewater Canal and development here has the potential to adversely affect water quality, and therefore ecological value, unless adequate mitigation measures are adopted.	Ensure the development appropriate measures to reduce surface water runoff into the canal and reduce the risk of flooding from sewers.
E3. Reduce contributions to climate change	+	+	+	High	National	Long term		This site is well connected to, or within walking distance of, the public transport network and could encourage the use of sustainable transport modes.	Ensure new development meets BREEAM and Code for Sustainable Homes standards Promote use of Combined Heat and Power
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to both the Manchester Ship Canal and Bridgewater Canal mean that it may potentially be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship and Bridgewater Canals must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	++	++	++	High	Local	Long term		The site is 100% previously developed land and would be developed to a high density in order to make an efficient use of the land.	
E7. Protect and improve water quality	?	?	?	Medium	Local	Long term	Potential secondary impact on the ecological value of the canal	The site is adjacent to the Bridgewater Canal and development here has the potential to adversely affect water quality unless adequate mitigation measures are adopted.	Ensure the development appropriate measures to reduce surface water runoff into the canal and reduce the risk of flooding from sewers.

E8. Protect and improve air quality	+	+	+	High	Local	Long term	Cumulatively with other nearby sites there is the potential to exacerbate congestion associated with match days at Old Trafford	This site is well connected to, or within walking distance of, the public transport network and could encourage the use of sustainable transport modes.	Limit the amount of on-site parking.
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	More than local	Long term	Improved image of the area	The scheme will have a positive impact on the surrounding area by removing a prominent derelict building and provides the opportunity to create a significant landmark within the Regional Centre.	Ensure high standards of design
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	High	More than local	Long term		The development will provide a number of jobs which will derive from the hotels, offices and apartments. The development is located in the Regional Centre and will contribute to attracting people and investment to the area. It will form part of a strong axis from Quays, Media City, Lowry, IWM, MUFC and Old Trafford.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	High	Local	Long term	Improved image of Trafford	The development will provide a number of jobs which will derive from the hotels, offices and ancillary retail. The site is well related to areas of relative deprivation and accessible by public transport. Therefore, it will make a positive contribution to reducing disparities in the Borough.	Use of s106 agreements to secure training opportunities in the construction trades during the development period

EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	High	More than local	Long term		The scheme will create facilities for visitors of Trafford in the form of hotels, shops and Cafés. The development is located close to existing visitor attractions which will benefit from the development	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Given the ancillary nature of the retail accommodation, it is considered that the proposals for Victoria Warehouse are unlikely to have any significant impacts on Trafford's town centres.	
EC5. Improve the social and environmental performance of the economy	+	+	+	High	More than local	Long term		The site would provide a range of job opportunities in a location that is well-related to areas of deprivation and highly accessible by public transport.	
Sustainability Summary	<p>As a mixed-use development in a highly accessible location there are a number of significant sustainability benefits associated with the Victoria Warehouse site. The provision of commercial offices, a hotel and ancillary leisure/retail would create a number of jobs in a location that is accessible by public transport and well related to areas of deprivation. As a consequence, the Victoria Warehouse site could deliver important social benefits by reducing poverty and social exclusion and improving access to services and facilities.</p> <p>As the site consists entirely of previously developed land, its redevelopment would be consistent with the objective of conserving land resources. Furthermore, as the proposal would lead to the removal of a prominent vacant building, it is anticipated that it would have a positive impact on townscape character, local neighbourhood quality and, as a secondary effect, would enhance the image of this part of the Borough.</p> <p>The provision of apartments on this site has the potential to improve the balance and mix of the housing market. However, to maximise the positive effects of the site it will be important to ensure that a range of unit sizes are incorporated into the development, including 2 bed dwellings. There is some uncertainty over the extent to which the site would impact upon biodiversity, flora and fauna and adapting to climate change. In addition, although the site is highly accessible by public transport, there is a possibility that congestion associated with football matches at Old Trafford could be exacerbated as a result of the cumulative effect of proposed developments in the area.</p>								

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

SS 2: Trafford Quays									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	++	Medium	More than local	Long term		The site has the potential to diliver a range of housing types and tenures in order to contribute towards Trafford's housing needs.	Need to ensure that the development incorporates an appropriate mix of units
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term		The development would incorporate retail and community facilities.	Degree of impact will depend upon the nature of the community facilities provided on site
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	-	-	-	Medium	GM wide	Long term		Public transport access to the site is presently limited which, together with the sites proximirty to the motorway network, is likely to result in a significant proportion of journeys being made by private car. This has the potential to exacerbate congestion on the Strategic Route Network.	Development of the scale proposed here has the potential to provide a greatly improved public transport system in the north of the borough. Secure public transport imprvoements
S4. Reduce crime, disorder and the fear of crime	0	0	0	High	N / A	N / A		Unlikely to have any significant effect	
S5. Reduce poverty and social exclusion	?	?	?	Low	Local	Long term		A range of new jobs will be provided in the commercial and local shopping/ service and food and drink outlets. The degree to which this helps reduce disparities will depend on the extent of improvements to public transport links to the most disadvantaged neighbourhoods.	Secure public transport enhancements

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	+	Medium	Local	Long term		Trafford Quays is not located in a established residential area and is physically disconnected from other communities. However, the provision of ancillary community leisure and education facilities could assist with the development of a cohesive community.	Provision of an appropriate range of accessible community leisure and education facilities
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term		Potential to create new community facilities, such as new health services, possibly serving the wider Trafford Park community in addition to the new residents of Trafford Quays.	Degree of impact will depend upon the nature of the community facilities provided on site
S9. Protect and improve local neighbourhood quality	?	?	?	Low	Local	Long term		The development will provide the opportunity to improve the setting of an historic listed building. However, impact on these building is uncertain	Ensure that the setting of the Pugins Grade I listed church of All Saints and the Grade II Presbytery is protected
Environment									
E1. Reduce the effect of traffic on the environment	-	-	-	Medium	GM wide	Long term		Public transport access to the site is presently limited which, together with the sites proximity to the motorway network, is likely to result in a significant proportion of journeys being made by private car. This has the potential to exacerbate congestion on the Strategic Route Network.	Secure public transport enhancements to key locations such as Trafford Park, Salford Quays and the conurbation core.

E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		Difficult to assess impact due to uncertainty about the ecological value of greenfield site	Undertake studies of ecological value of the site Areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development
E3. Reduce contributions to climate change	-	-	-	Medium	National	Long term		Public transport access to the site is presently limited which, together with the sites proximity to the motorway network, is likely to result in a significant proportion of journeys being made by private car. This may have a negative impact on contributions to climate change	Secure public transport enhancements. Ensure new development meets BREEAM and Code for Sustainable Homes standards
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to both the Manchester Ship Canal and Bridgewater Canal mean that it may potentially be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship and Bridgewater Canals must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effect	

E6. Conserve land resources and reduce land contamination	--	--	--	High	Local	Long term		The development of the site would lead to the permanent loss of a substantial area of greenfield land.	Development should be built to an appropriate density within the site whilst still providing for appropriate high quality open amenity space. By using land efficiently this will reduce the pressure to release further greenfield sites
E7. Protect and improve water quality	?	?	?	Medium	Local	Long term		The site is adjacent to both the Manchester Ship Canal and Bridgewater Canal and development here has the potential to adversely affect water quality unless adequate mitigation measures are adopted.	Ensure new developments incorporate SUDs where appropriate to reduce surface water runoff into watercourses and reduce the risk of flooding from sewers.
E8. Protect and improve air quality	-	-	-	Medium	Local	Long term		Public transport access to the site is presently limited which, together with the sites proximity to the motorway network is likely to result in a significant proportion of journeys being made by private car to the detriment of air quality.	Secure public transport enhancements to key locations such as Trafford Park, Salford Quays and the conurbation core.
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term		The development will provide the opportunity to improve the setting of an historic listed building. However, impact on these building is uncertain	Ensure that the setting of the Pugins Grade I listed church of All Saints and the Grade II Presbytery is protected

Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	++	Medium	GM wide	Long term	A residential-led scheme would lead to the loss of potential employment land in close proximity to Trafford Park	The provision of high quality housing, including family housing, in close proximity to Trafford Park and the Trafford Centre will support these major contributors to regional growth.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	?	?	?	Low	Local	Long term		A range of new jobs will be provided in the commercial and local shopping/ service and food and drink outlets. The degree to which this helps reduce disparities will depend on the extent of improvements to public transport links to the most disadvantaged neighbourhoods.	Secure public transport enhancements
EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	High	Borough wide	Long term		The development will complement the existing visitor attractions that already exist within the Trafford Centre and the Trafford Sports Village.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant effect	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	

Sustainability Summary	<p>The Trafford Quays site has the potential to diliver a range of housing types and tenures in order to make a significant contribution towards the Borough's housing needs. This provision of high quality housing in proximity to key drivers of the regional economy could help enhance Trafford's economic performance and provide a powerful contribution to regional growth. The incorporation of community facilities could also, depending on the nature of those facilities, have a minor positive effect on the health of the population and help develop a sense of community identity and welfare.</p> <p>Trafford Quays is however a predominantly greenfield site. As a consequence, its development would have a major negative impact on the objective of conserving land resources. It may also have an adverse impact on the objective of protecting, enhancing and restoring open space, biodiversity, flora and fauna. To mitigate this potential impact, appropriate surveys should be undertaken and areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development. In addition, the sites proximity to the motorway network coupled with its poor accessibility by public transport could result in high levels of car usage which will have a negative effect on the objectives of reducing the effect of traffic on the environment, decreasing contributions to climate change and improving air quality. Significant public transport improvements will be necessary to mitigate these adverse impacts.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

SS 3: Stretford Meadows									
SA Objective	Timescale			Nature of Effect				Comments	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	High	N / A	N / A		Unlikely to have any significant effects	
S2. Improve accessibility for all to services and facilities	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S4. Reduce crime, disorder and the fear of crime	+	+	+	High	Local	Long term		The site is currently used informally by the public. However, access is through broken fencing and is not encouraged. The site also contains areas of visible rubble. Consequently, there are concerns regarding potential accidents from illegal use of the site. The creation of a woodland recreation area would help to mitigate current concerns over the informal use of the site.	
S5. Reduce poverty and social exclusion	0	+	+	Medium	Local	Long term	Positive impact on the property values of nearby housing.	The site is located close to a number of housing estates which show high levels of deprivation. Accordingly, the provision of a high quality, accessible open space at Stretford Meadows could potentially contribute to the regeneration of these areas by making them more desirable locations to live.	Develop high quality pedestrian links from neighbouring estates to the Stretford Meadows site.

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	More than local	Long term		Stretford Meadows will provide a new outdoor recreation facility to meet the needs of the existing community and future residents in the north of the borough.	Access to the site from neighbouring estates will be important. Core Strategy should seek to ensure this.
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	+	++	++	High	More than local	Long term	Improved health of residents may lead to secondary benefits of reduced social exclusion and worklessness	The provision of a recreational facility which will provide opportunities for walking and cycling and improve links between the urban area and the Trans Pennine Trail, Bridgewater Canal and Mersey Valley is likely to have a significant positive impact on the health of the population.	Access to the site from neighbouring estates will be important. Core Strategy should seek to ensure this.
S9. Protect and improve local neighbourhood quality	+	++	++	High	More than local	Long term		The provision of a high quality green space resource in an area presently deficient in green space will make a major positive contribution to local neighbourhood quality.	
Environment									
E1. Reduce the effect of traffic on the environment	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	+	++	High	More than local	Long term	In conjunction with existing adjacent green space, the Stretford Meadows site will make a valuable contribution to green infrastructure.	The provision of a high quality green space resource in an area presently deficient in green space will make a valuable contribution to biodiversity priorities as an identified Biodiversity Opportunity Area in the GM Ecological Framework. Due to its physical connection with other green space, it will also make an important contribution to green infrastructure.	Ensure the site provides high quality biodiversity gain, for instance by enhancing the area adjacent to the existing wetland to encourage Reed Buntings, improving meadow habitat for skylarks and supplementing naturally regenerating oaks.

E3. Reduce contributions to climate change	+	+	+	High	National	Long term		The planting of trees to create an informal woodland will help to remove carbon dioxide from the atmosphere.	
E4. Reduce impact of climate change	0	+	+	Medium	More than local	Long term	In conjunction with existing adjacent green space, the Stretford Meadows site will make a valuable contribution to green infrastructure.	There is the potential to improve the water course running through the site to mitigate the effects of flood risk on the surrounding built environment. Developing the biodiversity value of the site will also help to mitigate the effects of climate change by providing additional habitat for species. The provision of a woodland area may also help to alleviate the urban heat island effect.	Ensure appropriate planting to maximise contributions to reducing the impact of climate change.
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term	Positive impact on biodiversity	The restoration of a contaminated former landfill site will deliver significant benefits for the objective of reducing land contamination.	
E7. Protect and improve water quality	0	+	+	Low	More than local	Long term		By reducing the likelihood speed and volume of surface water runoff Stretford Meadows could deliver improvements to the quality of nearby water courses	
E8. Protect and improve air quality	0	+	++	High	Local	Long term	Improvements to health of population	The development of a 50 ha site as an informal woodland greenspace will have a major positive effect on air quality by removing pollutants arising from human activity.	

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	Local	Long term		The provision of a high quality green space resource on a former landfill site will enhance and diversify the landscape in this part of the borough.	
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	More than local	Long term		Enhanced green space provision could help improve the Borough's image and help to attract and retain high value industry, entrepreneurs and skilled workers	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	++	++	High	More than local	Long term		Stretford Town Centre is located 0.8km north of the site and is an identified as a priority regeneration area. The creation of a high quality open space at Stretford Meadows would complement the regeneration of Stretford and provide much needed recreation space for this dense urban area.	Develop high quality pedestrian links from Stretford town centre to the Stretford Meadows site.
EC5. Improve the social and environmental performance of the economy	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

Sustainability Summary	<p>The Stretford Meadows site will deliver a number of sustainability benefits. It is anticipated that the restoration of a former landfill site to provide an area of green space and woodland would have a major positive effect on local neighbourhood quality, open space provision, biodiversity, flora and fauna, reducing land contamination and air quality. The creation of a high quality open space at Stretford Meadows will also complement the regeneration of Stretford and provide much needed recreation space for this dense urban area.</p> <p>By providing a new outdoor recreation facility it can be expected that the development would have a positive effect on the health of the population and on the sense of community identity. In order to maximise the positive effects of the Stretford Meadows site on these objectives it will be important to ensure that the site can be easily accessed from neighbouring estates. The planting of trees to create an informal woodland will help to remove carbon dioxide from the atmosphere and would therefore help meet the objective of reducing contributions to climate change.</p> <p>There are no predicted negative impacts as a result of implementing the proposals for Stretford Meadows.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

SS 4: Partington Canalside									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	Medium	Local	Long term	Positive impact on the vitality and viability of Partington shopping centre	Housing provision in Partington is characterised by a high percentage of social rented housing. Consequently, the expansion of Partington's housing stock will improve the quantity, quality and diversity of provision. There may however be a need for affordable market housing that is not met by this development.	Provision of low cost market housing.
S2. Improve accessibility for all to services and facilities	0	+	+	Medium	Local	Long term	Improved image of Partington	The Strategic Site would maintain the viability of services in Partington and result in the provision of improved retail facilities.	Improvements to public transport service
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	0	-	-	Medium	More than local	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will foster car dependency	Improvements to public transport service
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N / A	N / A		Unlikely to have a significant impact	
S5. Reduce poverty and social exclusion	0	+	+	Medium	Local	Long term	Improved image of Partington	The Strategic Site would maintain the viability of services in Partington and result in the provision of improved retail facilities.	Improvements to public transport service
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	?	?	?	Low	Local	Long term		The proposed housing is physically separate from existing housing in Partington and would consist entirely of market housing. It may not therefore contribute community cohesion.	Provision of low cost market housing.
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have a significant impact	

S8. Improve the health and, inequalities in health of the population	0	+	+	Medium	Local	Long term		The Strategic Site would maintain the viability of services in Partington and the proposed green loop would provide recreational benefits for residents.	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved image of Partington	Improvements to the townscape around Partington shopping centre should enhance neighbourhood quality.	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	0	-	-	Medium	More than local	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic site will foster car dependency	Improvements to public transport service
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		Difficult to assess impact due to uncertainty about the ecological value of greenfield site and the degree to which the proposed green loop will provide adequate compensation.	Undertake studies of ecological value Areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development
E3. Reduce contributions to climate change	0	-	-	Medium	National	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will foster car dependency, which will have a negative impact on contributions to climate change	Improvements to public transport service Use of the Code for Sustainable Homes to improve the sustainability of new homes.

E4. Reduce impact of climate change	?	?	?	Low	Local	Long term	Cumulative impact of developments adjacent to the Ship Canal on flood risk	The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Manchester Ship Canal means that it may be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship Canal must be undertaken following the completion of the Level 2 Hybrid SFRA Use of BREEAM / Code for Sustainable Homes standards to minimise water consumption
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	--	--	--	High	Local	Long term		The site comprises entirely of greenfield land. Accordingly, the Strategic Site will have a significant negative impact on the conservation of land resources.	Development should be built to an appropriate density within the site whilst still providing for appropriate high quality open amenity space. By using land efficiently this will reduce the pressure to release further greenfield sites

E7. Protect and improve water quality	0	-	-	Medium	Local	Long term	Negative impact on biodiversity interest in the Manchester Ship Canal	A significant amount of development would be directed to a canalside area which has the potential to adversely affect water quality unless adequate mitigation measures are adopted.	Ensure new developments incorporate SUDs where appropriate to reduce surface water runoff into watercourses and reduce the risk of flooding from sewers
E8. Protect and improve air quality	0	-	-	Medium	More than local	Long term	Congestion and noise	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will foster car dependency, which may have a detrimental impact on air quality.	Improvements to public transport service
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	Local	Long term		The loss of a greenfield will have a negative impact on the landscape. Nevertheless, this needs to be balanced against the improvements to the townscape around Partington shopping centre.	Provision of a green loop is proposed to compensate for the loss of greenfield site.
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Borough wide	Long term		The site is located outside of both the Regional Centre and Inner area however it will support the regeneration of Partington which is identified as a Priority Regeneration Area. In addition, the provision of high quality housing could help to attract more skilled people to Greater Manchester.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Low	Local	Long term	Improved vitality of the shopping area	Provision of new facilities/services will provide employment opportunities in an area of relatively high deprivation. Development will also improve the viability of public transport to improve linkages to other areas of the Borough and the conurbation core.	Use of s106 agreements to secure training opportunities in the construction trades during the development period

EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant impacts on Trafford's town centres as the proposals will only provide retail for local need but it will result in significant improvements to the centre of Partington.	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	
Sustainability Summary	<p>There are a number of important sustainability benefits associated with the proposals for the Partington Canalside site. In particular, the provision of high quality housing could help improve the housing balance and mix in Partington and may benefit the economies of Trafford and Greater Manchester by attracting more skilled people to the area. The associated redevelopment of the Partington shopping centre should also deliver important social benefits by improving access to services and facilities, reducing poverty and social exclusion and improving the health of the population.</p> <p>However, it is anticipated that the Partington Canalside site may have a negative impact on a number of sustainability objectives. It would lead to the loss of a major greenfield site, which may potentially have a negative impact on biodiversity, flora and fauna. As mitigation, areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development. Furthermore, due to the peripheral location of Partington in the Borough and its poor accessibility by public transport there is a risk that the Partington Canalside site will result in car dependency which will have a negative impact on the objectives of reducing the effect of traffic on the environment, reducing contributions to climate change and improving air quality. Significant public transport improvements will be necessary to mitigate these adverse impacts.</p>								

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

SS 5: Altair									
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	+	+	+	Medium	Local	Long term	Additional residential units in Altrincham town centre could have a positive impact on the town's vitality and viability	The provision of apartments within the scheme should help to broaden the mix of types of dwelling available in Altrincham.	Need to ensure that the development incorporates an appropriate provision of affordable units
S2. Improve accessibility for all to services and facilities	+	+	+	High	Local	Long term		The site is adjacent to a transport interchange which provides train, metro and bus public services. It is also within easy walking distance of existing shops, services, leisure and community facilities.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	High	Local	Long term		The site is well located adjacent to Altrinchams Transport Interchange where rail, bus and metro facilities can be accessed. However, there is a potential need to improve pedestrian linkages between the interchange and the Altair site.	Enhance pedestrian linkages from the interchange to the Altair site by improving the bridge link to the train station and Town Centre.
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term		The scheme will result in more activity in a part of town that is presently underused	

S5. Reduce poverty and social exclusion	+	++	++	High	Borough wide	Long term	Improved quality of life	The Altair site will contribute to the regeneration of Altrincham town centre by encouraging shoppers and businesses to locate there. A range of job opportunities and facilities will be provided in an accessible location which will enable all members of the community to utilise the amenities and access the employment opportunities.	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	More than local	Long term		The range of facilities proposed, such as the new ice rink and climbing wall, will be accessible to all members of the community including those who do not have a car. These facilities, together with the provision of a new plaza, could provide the opportunity to strengthen social engagement and help create a 'sense of place'.	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	
S8. Improve the health and, inequalities in health of the population	+	++	++	High	Borough wide	Long term		Altair will incorporate a range of leisure and sport facilities, including an ice rink, climbing wall and a health club. Occupants of the scheme, local residents and the wider community will all benefit from access to these facilities.	
S9. Protect and improve local neighbourhood quality	++	++	++	Medium	Local	Long term	Improvements to neighbourhood quality could stimulate further investment in adjacent sites.	Altair will deliver a comprehensive redevelopment of a town centre site in need of regeneration. It occupies a prominent gateway position and will result in the demolition of a number buildings of limited architectural merit. Altair will also result in improvements to the public realm.	Achieve highest standards for design of buildings and public realm

Environment									
E1. Reduce the effect of traffic on the environment	+	++	++	High	Borough wide	Long term	Development may create sufficient demand to improve the coverage and reliability of existing bus services	Altair is in a highly accessible location within easy walking distance of a major transport interchange which provides train, metro and bus services to destinations within and beyond Trafford. This will encourage the use of public transport both for employees and those visiting the development. However, there is a need to improve pedestrian linkages between the interchange and the Altair.	Enhance pedestrian linkages from the interchange to the Altair by improving the bridge link to the train station and Town Centre. Limit on-site parking provision
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 comprises entirely of previously developed land and is unlikely to have any ecological value. However, brownfield sites can have high biodiversity value	Undertake appropriate studies to assess ecological value of site
E3. Reduce contributions to climate change	+	+	+	High	National	Long term		Altair is in a highly accessible location within easy walking distance of a major transport interchange which provides train, metro and bus services to destinations within and beyond Trafford. Consequently, it will provide leisure facilities and employment opportunities that can be easily accessed by public transport.	Promote the sustainable design of new buildings through the use of BREEAM and Code for Sustainable Homes standards.
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		A Flood Risk Assessment was submitted as part of the outline application which outlines that there is likely to be some requirement on site.	Provision of SUDS, such as soakaways, green roofs and attenuation tanks
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E6. Conserve land resources and reduce land contamination	++	++	++	High	Local	Long term		The site is made up entirely of previously developed land and would be a high density development which made an efficient use of the land.	
E7. Protect and improve water quality	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	+	+	+	High	Local	Long term	Development may create sufficient demand to improve the coverage and reliability of existing bus services	Altair is in a highly accessible location within easy walking distance of a major transport interchange. This may encourage more visitors to the site and the town centre to use of public transport. However, there is a potential need to improve pedestrian linkages between the interchange and the Altair.	Enhance pedestrian linkages from the interchange to the Altair by improving the bridge link to the train station and Town Centre. Limit on-site parking provision
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	++	++	++	Medium	Local	Long term	The regeneration of this prominent site could stimulate investment in adjacent sites.	Altair will deliver a comprehensive redevelopment of a town centre site in need of regeneration. It occupies a prominent gateway position and will result in the demolition of a number buildings of limited architectural merit. Consequently, it will result in improvements to the townscape.	Achieve highest standards for design of buildings and public realm
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	++	++	High	Borough wide	Long term	Improved image of Altrincham town centre	The outline consent will regenerate a prominent site within the sub regional centre. It will also create a number of jobs, particularly in the retail and leisure sectors.	

EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	++	++	High	Borough wide	Long term	Improved quality of life	The scheme includes a range of employment opportunities to suit a variety of skill levels. It will therefore assist in reducing disparities by providing a range of employment opportunities which are accessible by a choice of modes of transport.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	++	++	++	High	Borough wide	Long term		The scheme includes a permanent ice rink which will become the home of Manchester Phoenix Ice Hockey Team which will act as an attraction for local people and will also enhance Trafford's image as a tourist destination.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	Medium	Borough wide	Long term		Altair will help to meet the quantitative and qualitative need for new retail development in Altrincham town centre, as identified by the Trafford Retail and Leisure Study. Currently the existing retail and leisure offer in the town is insufficient and there is substantial 'leakage' to the Trafford Centre and Manchester City Centre. The proposals will therefore help to reduce this leakage. However, there will be a need to ensure that Altair is physically linked to the rest of the town centre.	Enhance pedestrian linkages to the Altair site by improving the bridge link to the train station and town centre.
EC5. Improve the social and environmental performance of the economy	+	+	++	Medium	Borough wide	Long term		The scheme will provide job opportunities in an accessible location that are well related to areas of deprivation	

Sustainability Summary	<p>The Altair site would deliver significant social, environmental and economic benefits. By securing the comprehensive redevelopment of a town centre site in need of regeneration Altair can be expected to deliver significant benefits for local neighbourhood quality and townscape character. It would lead to the provision of a wide range of employment opportunities in a highly accessible location, which would not only have a major positive effect on Trafford's economic performance but would also help reduce poverty, social exclusion and economic disparities in the Borough. There would also be a major positive effect on the sustainability of Altrincham town centre.</p> <p>The provision of a range of leisure facilities on the site would have a major positive effect on the health of the population and on Trafford's image as a tourism destination. The highly accessible nature of the site should have positive impacts on access to services and facilities and should also help reduce the effects of traffic on the environment and decrease contributions to climate change. Nevertheless, in order to maximise these benefits, it may be necessary to enhance pedestrian links from the nearby transport interchange to the Altair site.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

A2. STRATEGIC LOCATIONS

SL 1: Pomona									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	A cumulative overprovision of 1 bed dwellings could result in empty properties	The provision of residential apartments may improve the balance and mix of the housing market. However, the 2006 Housing Market Assessment noted that there is a need for 2 bed dwellings and family housing. It concluded that there was no need for 1 bed dwellings in either market or affordable caegories.	Incorporate a range of unit sizes into the development, including 2 bed dwellings
S2. Improve accessibility for all to services and facilities	+	+	++	High	More than local	Long term		The development would incorporate a range of community facilities on site. Given the accessible nature of the site these facilities could be readily accessed by residents from elsewhere in the Borough	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	Medium	Borough wide	Long term	Improved air quality Reduced carbon emissions	The provision of housing, jobs and facilities in a highly accessible location within the Regional Centre should reduce the need for residents ad visitors to the site to travel be car	Improve pedestrian links to Metrolink stations
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term	Positive effect on perceptions of area	Development will bring a large prominent vaccant site back into use, thus contributing to public safety by introducing increased levels of activity to the area.	Ensure new developments are built to Secured by Design standards

S5. Reduce poverty and social exclusion	+	++	++	High	Borough wide	Long term		A range of job opportunities and facilities will be provided in an accessible location that is well-related to areas of deprivation. Consequently, all members of the community should be able to utilise the amenities and access the employment opportunities.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		The provision of cultural and community facilities could help encourage a sense of community identity and welfare	
S7. Improve qualifications and skills of the resident population	?	?	?	Low	Local	Long term		Uncertain impact due to lack of certainty over the appropriateness and quality of community facilities	Ensure high quality facilities that help provide skills and qualifications if there is an identified need for this type of facility
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term		The provision of open space for recreational purposes and the creation of waterside pedestrian and cycle routes could encourage physical activity and deliver benefits to health	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved perceptions of the area	Development of the site will result in the regeneration of a large vacant site within the Regional Centre. However, it will be important to ensure that the redevelopment does not have a negative impact on the setting of the Grade II listed Brindleys Weir	Safeguard the setting of Brindley's Weir and seek to secure opportunities for its enhancement
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	High	Borough wide	Long term	Improved air quality Reduced carbon emissions	The provision of housing, jobs and facilities in a highly accessible location within the Regional Centre should reduce the need for residents and visitors to the site to travel by car	Improve pedestrian links to Metrolink stations

E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	0	+	Medium	Local	Long term		Brownfield sites can have high biodiversity value and a significant proportion of the site has been re-vegetated. Nevertheless, it is anticipated that adequate compensation will be provided by suitably designed open spaces and the provision of an ecological corridor along the Manchester Ship Canal	Undertake appropriate nature conservation studies. Ensure the site provides high quality sites for biodiversity.
E3. Reduce contributions to climate change	+	+	+	Medium	Borough wide	Long term	Improved air quality Reduced congestion	The provision of housing, jobs and facilities in a highly accessible location within the Regional Centre should reduce the need for residents and visitors to the site to travel by car	Improve pedestrian links to Metrolink stations
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Bridgewater Canal means that it may be at risk of flooding. The provision of on-site open space should provide shade from higher summer temperatures. The proximity to the Ship Canal should also provide a cooling influence.	A review of the impact of developing the site on flood risk related to the Canal must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term		The site is wholly previously developed land. The previous industrial uses associated with the site are likely to have resulted in land contamination. Bringing the area back into beneficial use provides the opportunity to tackle this contamination.	
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Positive impact on biodiversity	The remediation of brownfield sites will reduce sources and pathways of contaminants.	
E8. Protect and improve air quality	+	+	+	Medium	Borough wide	Long term		The provision of housing, jobs and facilities in a highly accessible location within the Regional Centre should reduce the need for residents and visitors to the site to travel by car	Improve pedestrian links to Metrolink stations
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	Local	Long term	Improved perceptions of the area	Development of the site will result in the regeneration of a large vacant site within the Regional Centre. However, it will be important to ensure that the redevelopment does not have a negative impact on the setting of the Grade II listed Brindleys Weir	Safeguard the setting of Brindley's Weir and seek to secure opportunities for its enhancement
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	++	Medium	Local +	Long term	Contributing to overall pool of jobs	The redevelopment of a prominent vacant site within the Regional Centre should provide a significant boost to Trafford's economy	

EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	++	++	High	Borough wide	Long term		A range of job opportunities and facilities will be provided in an accessible location that is well-related to areas of deprivation. Consequently, all members of the community should be able to utilise the amenities and access the employment opportunities.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	Medium	Borough wide	Long term	Positive effect on perceptions of area	The redevelopment of a long-term derelict site would have a positive effect on the Trafford's image as a business destination	Secure high standards of design
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N / A	N / A		The limited on-site retail offer would be unlikely to have any significant effects on the sustainability of town centres.	
EC5. Improve the social and environmental performance of the economy	+	+	+	High	Borough wide	Long term		The provision of job opportunities and community facilities in a highly sustainable location should improve the social and economic performance of the economy	
Sustainability Summary	<p>The proposals for Pomona have the potential to deliver a range of significant sustainability benefits. The key ones relate to improving accessibility for all to services and facilities; reducing poverty and social exclusion; conserving land resources; enhancing Trafford's economic performance; improving the Borough's image as a business location; and reducing disparities. The accessibility of the site by public transport and its proximity to areas of deprivation could also result in positive effects on a range of sustainability objectives, including reducing the effect of traffic on the environment; reducing contributions to climate change and improving air quality.</p> <p>The regeneration of a large vacant site will enhance neighbourhood quality and as a result will help to improve people's perceptions of the area. However, as there has been re-vegetation on a portion of the site there is the possibility that its redevelopment could have a negative impact on biodiversity, flora and fauna. Key mitigation measures to prevent this will include the completion of appropriate nature conservation studies and the provision of suitably designed open spaces and an ecological corridor to compensate for any loss.</p>								

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

SL 2: Wharfside									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	A cumulative overprovision of 1 bed dwellings could result in empty properties	The provision of residential apartments may improve the balance and mix of the housing market. However, the 2006 Housing Market Assessment noted that there is a need for 2 bed dwellings and family housing. It concluded that there was no need for 1 bed dwellings in either market or affordable categories.	Incorporate a range of unit sizes into the development, including 2 bed dwellings
S2. Improve accessibility for all to services and facilities	?	?	?	Low	Local	Long term		Trafford Wharfside is physically disconnected from other residential communities	Improve pedestrian and public transport links to other neighbourhoods
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	++	Medium	Borough wide	Long term		Wharfside is situated in a highly accessible location and the strategic proposal involves improvements to public transport infrastructure	
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term	Positive effect on perceptions of area	Redevelopment of the site will increase activity levels in the area and will provide opportunities for natural surveillance of roads, walkways and public areas	Ensure new developments are built to Secured by Design standards
S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long term	Improved image of Trafford	The scheme will result in the creation of a number of jobs which will be in an accessible location and well-related to areas of deprivation.	Use of s106 agreements to secure training opportunities in the construction trades during the development period

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	+	Medium	Local	Long term		Wharfside is not located in a established residential area and is physically disconnected from other communities. However, the provision of ancillary community leisure and education facilities could assist with the development of a cohesive community.	Provision of an appropriate range of accessible community leisure and education facilities
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term		The provision of health facilities and the creation of safe pedestrian and cycle routes should deliver benefits to health	Ensure local access to proposed facilities
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term		The redevelopment of vacant sites and underused buildings would have a positive impact on local neighbourhood quality	Ensure high standards of design for buildings and the public realm
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	High	Local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion associated with match days at Old Trafford	This site is well connected to, or within walking distance of, the public transport network and could encourage the use of sustainable transport modes.	Limit the amount of on-site parking.
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E3. Reduce contributions to climate change	+	+	+	High	Local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion associated with match days at Old Trafford	This site is well connected to, or within walking distance of, the public transport network and could encourage the use of sustainable transport modes.	Limit the amount of on-site parking. Use of BREEAM / Code for Sustainable Homes standards
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Bridgewater Canal means that it may be at risk of flooding. The provision of on-site open space should provide shade from higher summer temperatures. The proximity to the Ship Canal should also provide a cooling influence.	A review of the impact of developing the site on flood risk related to the Canal must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term		The site is wholly previously developed land. The previous industrial uses associated with the site are likely to have resulted in land contamination. Bringing the area back into beneficial use provides the opportunity to tackle this contamination.	
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Positive impact on biodiversity	The remediation of brownfield sites will reduce sources and pathways of contaminants.	

E8. Protect and improve air quality	+	+	+	Medium	Borough wide	Long term		Wharfside is situated in a highly accessible location and the strategic proposal involves improvements to public transport infrastructure	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	Local	Long term		The redevelopment of vacant sites and underused buildings would have a positive impact on local neighbourhood quality	Ensure high standards of design for buildings and the public realm
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	++	Medium	GM wide	Long term	Contributing to overall pool of jobs	Wharfside could capitalise on its proximity to Salford Quays and act as an extension of the Quays and part of a thriving media and knowledge based centre of international significance.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	++	++	High	Borough wide	Long term		A range of job opportunities and facilities will be provided in an accessible location that is well-related to areas of deprivation. Consequently, all members of the community should be able to utilise the amenities and access the employment opportunities.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	Medium	Borough wide	Long term	Stimulate further investment in the surrounding area	Trafford Wharfside could capitalise on its proximity to Salford Quays and act as an extension of the Quays and part of a thriving media and knowledge based centre of international significance. It will include a mix of high quality office, residential, and leisure uses and effectively act as a powerful new business district for Trafford. It will form part of a strong axis from Quays, Media City, Lowry, IWM, MUFC and Old Trafford	

EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	Medium	N / A	N / A		Limited retail provision will not affect the sustainability of Trafford's town centres.	
EC5. Improve the social and environmental performance of the economy	+	+	+	High	Borough wide	Long term		The provision of job opportunities and community facilities in a highly sustainable location should improve the social and economic performance of the economy	
Sustainability Summary	<p>The proposals for Trafford Wharfside are expected to have a largely positive impact on the sustainability objectives. In particular, the proposal is expected to have a major positive effect on economic performance; Trafford's image as a business destination; the conservation of land resources; and reducing economic disparities. Other high scoring objectives include protecting and improving local neighbourhood quality; improving health; reducing crime and fear of crime; reducing poverty and social exclusion and decreasing the impact of traffic on the environment.</p> <p>There are no anticipated negative effects from the proposals for Trafford Wharfside. However, there is a need to undertake a more detailed flood risk assessment before the development of certain sites take place. This will address the uncertain impact of the proposals on the objective of reducing the effects of climate change.</p>								

Key for effects

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

SL 3: Old Trafford									
SA Objective	Timescale			Nature of Effect				Comments	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	+	++	++	High	Local	Long term	Improved image of Old Trafford	The housing-led regeneration of the Old Trafford area provides the opportunity diversify the range of properties in the area in terms of size, type and tenure, which will help to meet local affordability needs.	Ensure residential development incorporate an appropriate mix of units
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	More than local	Long term		The regeneration of Old Trafford will provide new local shops, cultural and community facilities and the enhancement of public open spaces	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	Medium	Local	Long term	Improved air quality Reduced carbon emissions	Old Trafford has good transport links but measures will be taken to improve the provision for cyclists and pedestrians. This could improve accessibility.	Improve pedestrian links to Metrolink stations
S4. Reduce crime, disorder and the fear of crime	0	+	++	Medium	Local	Long term	Positive effect on perceptions of area	Improvements to the appearance of buildings and the surrounding environment could reduce fear of crime. In addition, the provision of offices and shops will generate activity through the day and possibly reduce the likelihood of criminal activity	Ensure new developments are built to Secured by Design standards
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Improved quality of life	Creation of job opportunities within an area of deprivation.	Use of s106 agreements to secure training opportunities in the construction trades during the development period

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	++	Medium	Local	Long term		The provision of cultural and community facilities could help encourage a sense of community identity and welfare	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	Use of s106 agreements to secure training opportunities in the construction trades during development period
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term		The provision of enhanced green spaces is likely to improve recreation opportunities for local residents.	
S9. Protect and improve local neighbourhood quality	+	+	++	High	Local	Long term	Improved perceptions of the area	The proposals will seek to secure the improvements to quality and appearance of local buildings and the surrounding environment. There will also be pedestrian infrastructure to create a vibrant and safe community	Ensure high design and public realm standards
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long term	Improved air quality	Old Trafford has good transport links but measures will be taken to improve the provision for cyclists and pedestrians. This could reduce the need to travel by car.	Improve pedestrian links to Metrolink stations
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long term	Improved air quality	Old Trafford has good transport links but measures will be taken to improve the provision for cyclists and pedestrians. This could reduce the need to travel by car. Redevelopment of residential properties provides the opportunity to improve the energy efficiency of dwellings	Improve pedestrian links to Metrolink stations Use of Code for Sustainable Homes standards
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		Area is not at risk of flooding. Proposals will enhance green spaces which will provide shelter from higher summer temperatures.	
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	+	+	High	Local	Long term		The area is predominantly previously developed land	
E7. Protect and improve water quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	++	High	Local	Long term	Improved perceptions of the area	The proposals will seek to secure the improvements to quality and appearance of local buildings and the surrounding environment. There will also be pedestrian infrastructure to create a vibrant and safe community	Ensure high design and public realm standards

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	Contribution to the overall pool of jobs	Creation of job opportunities within the area through small scale office and industrial units and small scale retail development.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Improved quality of life	Creation of job opportunities within an area of deprivation. Access to the regional centre and Trafford Park will also be enhanced.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		The limited retail provision will not affect the sustainability of Trafford's town centres.	
EC5. Improve the social and environmental performance of the economy	+	+	+	Medium	Local	Long term	Improved quality of life	Creation of job opportunities within an area of deprivation.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
Sustainability Summary	<p>There are a number of important sustainability benefits associated with the proposals for Old Trafford. By providing job opportunities in an area of relative deprivation it is anticipated that there will be positive effects on poverty and social exclusion, disparities and equity and equality of opportunity. The proposals to improve the quality and appearance of local buildings and the surrounding environment will have a positive impact on neighbourhood quality and townscape character and should also have secondary benefits of improving perceptions of the area.</p> <p>There are no anticipated negative effects from the proposals for the Old Trafford Strategic Location.</p>								

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

SL 4: LCCC									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	Improved image of the LCCC area	Proposal would lead to the regeneration and development of the areas housing stock to improve the quantity, quality and diversity of provision.	
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	More than local	Long term		The proposal will involve the provision/enhancement of sports, leisure and education facilities in an accessible location.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	?	?	?	Low	More than local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion	The provision of employment opportunities and leisure facilities in a location that is highly accessible by public transport should reduce the need to travel by car. However, the increased capacity at LCCC has the potential to exacerbate congestion and overcrowding on the Metrolink at peak times	Secure enhancements to public transport infrastructure
S4. Reduce crime, disorder and the fear of crime	+	+	+	High	Local	Long term	Improved perceptions of the area	Redevelopment for a range of uses would bring greater activity to the area, increasing natural surveillance and helping to reduce incidents of crime.	Ensure new developments are built to Secured by Design standards

S5. Reduce poverty and social exclusion	+	+	++	Medium	Local	Long term	Improved quality of life	The scheme will generate job opportunities for local residents both through the expansion of the cricket ground and the linked commercial uses. This will have a positive impact on social exclusion and poverty due to the areas close proximity to areas of deprivation and its accessibility by public transport	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	More than local	Long term		Sports and leisure facilities will be made available to the community.	
S7. Improve qualifications and skills of the resident population	+	++	++	Medium	More than local	Long term	Reduced deprivation	The proposals involve improvements to Stretford High School and Trafford College	
S8. Improve the health and, inequalities in health of the population	+	+	++	Medium	Borough wide	Long term		The sports and leisure facilities will be made available to the community.	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved perceptions of the area	The proposals will result in the regeneration of the Gorse Hill, LCCC and Trafford Town Hall areas	
Environment									
E1. Reduce the effect of traffic on the environment	?	?	?	Low	More than local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion	The provision of employment opportunities and leisure facilities in a location that is highly accessible by public transport should reduce the need to travel by car. However, the increased capacity at LCCC has the potential to exacerbate congestion and overcrowding on the Metrolink at peak times	Secure enhancements to public transport infrastructure

E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E3. Reduce contributions to climate change	?	?	?	Low	More than local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion	The provision of employment opportunities and leisure facilities in a location that is highly accessible by public transport should reduce the need to travel by car. However, the increased capacity at LCCC has the potential to exacerbate congestion	Secure enhancements to public transport infrastructure
E4. Reduce impact of climate change	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	+	+	High	Local	Long term		The site comprises predominantly of previously developed land	
E7. Protect and improve water quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	?	?	?	Low	More than local	Long term	Cumulatively with other sites in the vicinity it may exacerbate congestion	The provision of employment opportunities and leisure facilities in a location that is highly accessible by public transport should reduce the need to travel by car. However, the increased capacity at LCCC has the potential to exacerbate congestion to the detriment of air quality	Secure enhancements to public transport infrastructure

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term	Safeguarding the town hall will contribute to a sense of place and local identity	Significant redevelopment is proposed for the area. However, it will be important to ensure that the redevelopment does not have a negative impact on the setting of the Grade II listed Trafford Town Hall	Safeguard the setting of Trafford Town Hall and seek to secure opportunities for its enhancement
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Contributing to overall pool of jobs	The LCCC site is likely to encourage the expansion of the sport and leisure sector which may result in the expansion or establishment of small and medium sized businesses. This is likely to have positive impacts on economic growth.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	++	Medium	Local	Long term	Improved quality of life	The scheme will generate job opportunities for local residents both through the expansion of the cricket ground and the linked commercial uses. This will have a positive impact on social exclusion and poverty due to the areas close proximity to areas of deprivation and its accessibility by public transport	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	High	GM wide	Long term	Creation of jobs at cricket club	The expansion of the sports stadium at LCCC will enhance Trafford's reputation as a location for national and international sporting events and help the stadium regain International Test Match cricket	
EC4. Encourage the long term sustainability of Trafford's Town Centres	?	?	?	Medium	More than local	Long term		The LCCC site is in close proximity to Stretford town centre. The degree of impact on the town centre will depend on the volume and nature of the retail provision	Undertake full range of PPS6 assessments to ensure any proposed development would not have a negative impact on Stretford town centre

EC5. Improve the social and environmental performance of the economy	+	+	+	Medium	Local	Long term		The provision of job opportunities in a highly accessible location that is well related to areas of deprivation is likely to improve the social and environmental performance of the economy	
Sustainability Summary	<p>There are a number of important sustainability benefits associated with the proposals for the LCCC Area. The expansion of the sports stadium at LCCC will enhance Trafford's reputation as a location for national and international sporting events and help strengthen Trafford's reputation as a tourism destination. By providing job opportunities in close proximity to areas of deprivation the proposal can be expected to have positive effects on poverty and social exclusion; economic disparities; and economic performance. Whilst it is anticipated that the provision of new / enhanced sports, leisure and education facilities should have a positive effect on the objectives relating to health; skills and qualifications; and access to services and facilities.</p> <p>There are no anticipated negative effects from the proposals for the LCCC area. Nevertheless, it will be important to ensure that development does not have a detrimental impact on the setting of the Grade II listed Trafford Town Hall. In addition, there is uncertainty over the impact of the proposals on traffic generation. Key mitigation measures will include securing enhancements to the public transport infrastructure in the area.</p>								

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

SL 5: Trafford Park									
SA Objective	Timescale			Nature of Effect				Comments	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	High	N / A	N / A		Unlikely to have any significant effects	
S2. Improve accessibility for all to services and facilities	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	0	-	--	Medium	Local	Long term	Increased congestion could have a negative secondary impact on business competitiveness	Due to the large numbers of people accessing and egressing Trafford Park, there is an obvious level of impact on the M602 and the M60, and should further development be located in Trafford Park, this level of impact is likely to increase.	Without significant public transport investment, accessibility could actually worsen due to increased congestion
S4. Reduce crime, disorder and the fear of crime	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S5. Reduce poverty and social exclusion	+	+	+	Low	Borough wide	Long term	Improved quality of life	The creation of new employment opportunities suitable for a range of skills could have a positive impact on poverty and social exclusion. However, without significant public transport improvements access to jobs from deprived communities may be limited	Improve public transport access particularly from neighbourhoods with relatively high levels of deprivation
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Borough wide	Long term	Improved quality of life	Possibility of providing training opportunities as part of the new jobs created.	
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	More than local	Long term		The Bridgewater Way project will improve access to and along the Canal for cycling. This could have a positive impact on health	
S9. Protect and improve local neighbourhood quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
Environment									
E1. Reduce the effect of traffic on the environment	0	-	--	Medium	Local	Long term	Increased congestion could have a negative secondary impact on business competitiveness	Due to the large numbers of people accessing and egressing Trafford Park, there is an obvious level of impact on the M602 and the M60, and should further development be located in Trafford Park, this level of impact is likely to increase.	Public transport enhancements Improve cycle routes to Trafford Park
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term		The area includes Trafford Park Lake and the Bridgewater Canal, important nature conservation sites in an area of otherwise limited biodiversity. It is therefore important that this interest is protected.	Incorporate measures to safeguard Trafford Park Lake and secure contributions towards its enhancement
E3. Reduce contributions to climate change	0	-	--	Medium	National	Long term		accessing and egressing Trafford Park, there is an obvious level of impact on the M602 and the M60, and should further development be located in Trafford Park, this level of impact is likely to increase. This could have a negative impact on contributions to climate change.	Public transport improvements Tree Planting Use of BREEAM standards to encourage sustainable design

E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to both the Manchester Ship Canal and Bridgewater Canal mean that it may potentially be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship and Bridgewater Canals must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	++	++	++	High	Local	Long term		The site is consists entirely of previously developed land. Any redevelopment will provide the opportunity to address potential land contamination	
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Positive secondary benefits for biodiversity	Any redevelopment will provide the opportunity to address potential land contamination which may be a source of pollutants for nearby watercourses.	
E8. Protect and improve air quality	0	-	--	Medium	Local	Long term	Possible adverse effect on health, particularly on those who already suffer from respiratory diseases	Due to the large numbers of people accessing and egressing Trafford Park, there is an obvious level of impact on the M602 and the M60, and should further development be located in Trafford Park, this level of impact is likely to increase. This could have negative impact on air quality. Further development for industrial and storage/distribution uses may also have an impact on air quality	Public transport improvements Tree Planting

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	+	++	High	GM Wide	Long term	Increased contribution to the overall pool of jobs	Trafford Park is a key location for industry and business within the Manchester City Region. The provision of modern industrial, storage, distribution and supporting commercial office accommodation will sustain and enhance its role	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Low	Borough wide	Long term	Improved quality of life	The creation of new employment opportunities suitable for a range of skills could have a positive impact on poverty and social exclusion. However, without significant public transport improvements access to jobs from deprived communities may be limited	Improve public transport access particularly from neighbourhoods with relatively high levels of deprivation
EC3. Enhance Trafford's image as a business and tourism destination	0	+	++	High	GM wide	Long term	Positive effect on perceptions of area	The creation of new high quality business accommodation in Trafford Park will enhance its reputation as a key location for business and industry within the Manchester City Region.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

EC5. Improve the social and environmental performance of the economy	?	?	?	Low	Borough wide	Long term		The degree to which the proposals will improve the social and environmental performance of the economy will depend on whether the new job opportunities are accessible from areas of deprivation and the extent to which the cumulative traffic implications can be mitigated.	Use of s106 agreements to secure training opportunities in the construction trades during the development period Public transport enhancements Tree planting
Sustainability Summary	<p>The Trafford Park Core Strategic Location has the potential to deliver a range of significant sustainability benefits. The key ones relate to enhancing Trafford's economic performance; improving the Borough's image as a business location; conserving land resources and reducing land contamination; and improving the qualifications and skills of the resident population. There may also be a positive effect on reducing disparities, poverty and social exclusion. However, the extent to which this will be achieved will depend upon whether access to Trafford Park from these communities is enhanced, particularly by public transport.</p> <p>The proposals for the Strategic Location may however have a negative impact on a number of sustainability objectives. In particular, due to an increased number of vehicular movements the effects of traffic on the environment could worsen and there may be an associated deterioration in air quality and increased contributions to climate change. Key mitigation actions relate to improving access by public transport, using BREEAM standards to encourage energy efficiency and tree planting.</p>								

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

SL 6: Trafford Centre Rectangle									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	++	High	More than local	Long term		The site has the potential to deliver a range of housing types and tenures in order to improve the balance and mix in Trafford's housing market.	Need to ensure that the development incorporates an appropriate mix of units
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term		The development would incorporate retail and community facilities in an accessible location.	Degree of impact will depend upon the nature of the community facilities provided on site
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	-	-	-	Medium	More than local	Long term		The area is presently poorly served by public transport and is located in close proximity to the motorway network, which has the potential to result in a car dependent development. The quantum of proposed development should however improve the viability of public transport services by increasing their patronage and extending their hours of operation.	Need to ensure that public transport offers a viable alternative to the private car. In particular, to avoid a significant negative impact there is need to improve services to Trafford Park, the Quays, the conurbation core and to areas of relative deprivation in the west of the Borough
S4. Reduce crime, disorder and the fear of crime	0	0	0	High	N/A	N/A		Unlikely to have any significant effects	

S5. Reduce poverty and social exclusion	+	+	+	Low	More than local	Long term		The Trafford Centre Rectangle offers the potential to create a large number of new jobs close to areas of deprivation. The degree of impact on poverty and social exclusion will depend to an extent on the degree to which public transport links to these areas are improved	Need to enhance east-west public transport links in order to improve opportunities for Trafford's more disadvantaged communities.
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	+	Medium	Local	Long term		The site is not located in an established residential area and is physically disconnected from other communities. However, the provision of ancillary community leisure and education facilities could assist with the development of a cohesive community.	Provision of an appropriate range of accessible community leisure and education facilities
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S8. Improve the health and, inequalities in health of the population	+	+	+	Low	Local	Long term		Potential to create new community facilities, such as new health services, possibly serving the wider Trafford Park community in addition to the new residents of Trafford Quays.	Degree of impact will depend upon the nature of the community facilities provided on site
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term		Comprehensive master planning of this area offers the opportunity to improve existing linkages and neighbourhood quality. It will provide the opportunity to improve sites that are currently outworn and give the location a sense of identity	Ensure high standards of design

Environment									
E1. Reduce the effect of traffic on the environment	-	-	-	Medium	More than local	Long term		The area is presently poorly served by public transport and is located in close proximity to the motorway network. Consequently, it has the potential to result in a car dependent development. The quantum of proposed development should however improve the viability of public transport services by increasing their patronage and extending their hours of operation.	Need to ensure that public transport offers a viable alternative to the private car. In particular, to avoid a significant negative impact there is need to improve services to Trafford Park, the Quays, the conurbation core and to areas of relative deprivation in the west of the Borough
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		Difficult to assess impact due to uncertainty about the ecological value of greenfield site at Trafford Quays	Undertake studies of ecological value of the site Areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development
E3. Reduce contributions to climate change	-	-	-	Low	National	Long term		The quantum of development proposed is likely to lead to an increase in traffic which could potentially have a detrimental impact on air quality. Degree of impact will depend on the extent to which public transport offers a viable alternative to the private car.	Need to ensure that public transport offers a viable alternative to the private car. In particular, to avoid a significant negative impact there is need to improve services to Trafford Park, the Quays and the conurbation core

E4. Reduce impact of climate change	?	?	?	Low	Local	Long term	Cumulative impact of developments adjacent to the Ship Canal on flood risk	The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Manchester Ship Canal means that it may be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship Canal must be undertaken following the completion of the Level 2 Hybrid SFRA Use of BREEAM / Code for Sustainable Homes standards to minimise water consumption
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	0	0	0	High	Local	Long term		Site is predominantly previously developed land. However, the Trafford Quays site constitutes a large area of greenfield land.	Development should be built to an appropriate density within the location whilst still providing for appropriate high quality open amenity space. By using land efficiently this will reduce the pressure to release further greenfield sites
E7. Protect and improve water quality	-	-	-	Low	Local	Long term	Negative impact on biodiversity interest in the Manchester Ship Canal	A significant amount of development would be directed to a canalside area which has the potential to adversely affect water quality unless adequate mitigation measures are adopted.	Ensure new developments incorporate SUDs where appropriate to reduce surface water runoff into watercourses and reduce the risk of flooding from sewers

E8. Protect and improve air quality	-	-	-	Low	More than local	Long term	A deterioration in air quality could potentially have negative impact on health	The site is partly within an Air Quality Management area. The quantum of development proposed is likely to lead to an increase in traffic which could potentially have a detrimental impact on air quality. Degree of impact will depend on the extent to which public transport offers a viable alternative to the private car.	Need to ensure that public transport offers a viable alternative to the private car. In particular, to avoid a significant negative impact there is need to improve services to Trafford Park, the Quays and the conurbation core
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term		The development will provide the opportunity to improve the setting of a conservation area and historic listed buildings. However, impact on these features is uncertain	Ensure that the setting of the Pugins Grade I listed church of All Saints and the Grade II Presbytery is protected
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	++	++	High	More than local	Long term		The location has the opportunity to provide high quality commercial development, improve the tourist attractions and to provide high quality residential development close to substantial levels of employment.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Low	More than local	Long term		The Trafford Centre Rectangle offers the potential to create a large number of new jobs close to areas of deprivation. The degree of impact on poverty and social exclusion will depend to an extent on the degree to which public transport links to these areas are improved	Improve east-west public transport links, thus improving opportunities for Trafford's more disadvantaged communities.
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	High	Borough wide	Long term		The development will complement the existing visitor attractions that already exist within the Trafford Centre and the Trafford Sports Village. There are also proposals for a museum and hotel within the Trafford Centre Rectangle.	

EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	Local	Long term		Core Strategy policy W2 should ensure that the proposal will have no impact on Trafford's town centres.	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
Sustainability Summary	<p>The Trafford Centre Rectangle Strategic Location has the potential to deliver a range of significant sustainability benefits. The key ones relate to enhancing Trafford's economic performance; improving the Borough's image as a business and tourism location; achieving a better balance and mix in the housing market; and improving local neighbourhood quality. There may also be a positive effect on reducing disparities, poverty and social exclusion. However, the extent to which this will be achieved will depend upon whether access to Trafford Centre Rectangle from these communities is enhanced, particularly by public transport.</p> <p>The proposals for the Strategic Location may however have a negative impact on a number of sustainability objectives. Public transport access to the site is presently limited which, together with the sites proximity to the motorway network, is likely to result in a significant proportion of journeys being made by private car. This could have a negative impact on congestion, air quality and contributions to climate change. Improving public transport access will be a key mitigation measure. There is also a need to undertake conservation surveys, particularly on the greenfield site, and a more detailed flood risk assessment before development takes place. This will address the uncertain impact of these proposals on the open space, biodiversity, flora and fauna and reducing the effects of climate change objectives. In order to mitigate any adverse impact, areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development</p>								

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

SL 7: Stretford Crossroads									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	High	Local	Long term	Increased vitality and viability of Stretford town centre	Provision of apartments and family housing will improve the mix and balance of the housing market.	
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term	Improved quality of life	The reconfiguration / redevelopment of Stretford Mall would improve retail offer.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	Medium	Local	Long term		The provision of commercial office, retail and leisure accommodation in this highly accessible location is likely to improve accessibility for those who do not have access to a car.	Improve links to Metrolink station
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term	Positive effect on perceptions of area	Redeveloping vacant and underused sites may result in a reduction in fear of crime and anti social behaviour. In addition, redevelopment for a range of uses would bring people into the area, increasing usage of the centre outside of shop hours providing natural surveillance which will help to reduce incidents of crime.	Ensure new developments are built to Secured by Design standards
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Improved quality of life	The provision of employment opportunities and cultural facilities in a highly accessible location that is well-related to areas of deprivation is likely to have a positive effect on poverty and social exclusion	Use of s106 agreements to secure training opportunities in the construction trades during the development period

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		Unlikely to have any significant effects	
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S9. Protect and improve local neighbourhood quality	+	+	++	Medium	Local	Long term	Improved image of Stretford	The redevelopment of vacant / underused sites and the enhancements to the public realm would help improve local neighbourhood quality. Proposals likely to involve the re-use of a local historic asset (Essoldo Cinema)	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long term	Reduced congestion and peak times	The provision of commercial office and enhanced retail and leisure facilities in this highly accessible location is likely to reduce the need for people to travel by car	Improve links to station by enhancing the environment for pedestrians
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		The site is adjacent to the Bridgewater Canal and development here has the potential to adversely affect water quality, and therefore ecological value, unless adequate mitigation measures are adopted.	Ensure the development appropriate measures to reduce surface water runoff into the canal and reduce the risk of flooding from sewers.
E3. Reduce contributions to climate change	+	+	+	Medium	Local	Long term	Reduced congestion and peak times	The provision of commercial office and enhanced retail and leisure facilities in this highly accessible location is likely to reduce the need for people to travel by car	Improve links to station by enhancing the environment for pedestrians

E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Bridgewater Canal means that it may be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Canal must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	+	+	+	Medium	Local	Long term		Encouraging the re-use of buildings will have a positive impact on consumption and production	
E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term		The location is made up entirely of previously developed land. There is also the opportunity for the redevelopment of vacant/underused brownfield sites, some of which will require moderate remediation works to address potential contamination issues.	
E7. Protect and improve water quality	+	+	+	High	Local	Long term	Secondary benefits for biodiversity	The redevelopment of brownfield sites, some of which will require moderate remediation works to address potential contamination issues will reduce sources and pathways of contaminants.	
E8. Protect and improve air quality	+	+	+	Medium	Local	Long term	Reduced congestion and peak times	The provision of commercial office and enhanced retail and leisure facilities in this highly accessible location is likely to reduce the need for people to travel by car	Improve links to station by enhancing the environment for pedestrians

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	++	Medium	Local	Long term	Improved image of Stretford	The redevelopment of vacant / underused sites and the enhancements to the public realm would help improve local neighbourhood quality. Proposals likely to involve the re-use of a local historic asset (Essoldo Cinema)	Ensure high standards of design
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Local	Long term	Improved image of Stretford	The regeneration and development of Stretford Town Centre as the key commercial, business and community service focus in the area will enhance Traffords economic performance	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Improved quality of life	The provision of employment opportunities and cultural facilities in a highly accessible location that is well-related to areas of deprivation is likely to have a positive effect on poverty and social exclusion	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	Medium	Local	Long term	Positive effect on perceptions of area	The redevelopment of Stretford Crossroads will augment the Town Centre's role as a destination for business	
EC4. Encourage the long term sustainability of Trafford's Town Centres	+	+	++	High	Local	Long term		The redevelopment of the town centre, improvements to the public realm and creation of new housing will have a positive impact on the vitality and viability of the town centre	
EC5. Improve the social and environmental performance of the economy	+	+	+	Medium	Local	Long term	Improved quality of life	The provision of employment opportunities and cultural facilities in a highly accessible location that is well-related to areas of deprivation will improve the social and environmental performance of the economy	

Sustainability Summary	<p>The Stretford Crossroads Strategic Location has the potential to deliver a range of social, environmental and economic benefits. The key ones relate to protecting and improving neighbourhood quality; conserving land resources and reducing land contamination; enhancing townscape character; and encouraging the long term sustainability of Trafford's town centres. As the proposals involve the provision of employment opportunities, retail and leisure facilities in an accessible location, there would also be positive effects on a range of other sustainability objectives.</p> <p>There are no anticipated negative effects. However, there is a need to undertake conservation surveys and a more detailed flood risk assessment before the development of certain sites take place. This will address the uncertain impact of these proposals on the open space, biodiversity, flora and fauna and reducing the effects of climate change objectives.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

SL 8: Carrington									
SA Objective	Timescale			Nature of Effect				Comments	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	High	N / A	N / A		Unlikely to have any significant effects	
S2. Improve accessibility for all to services and facilities	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	-	-	-	Medium	More than local	Long term	Congestion	The area presently suffers from poor public transport links and is located in close proximity to the motorway network. Consequently, significant development in this area has the potential to be result in unsustainable patterns of transport. The quantum of proposed development should however improve the viability of public transport services by increasing their patronage and extending their hours of operation.	Need to ensure that public transport offers a viable alternative to the private car. In particular, to avoid a significant negative impact there is need to improve services to Trafford Park, the conurbation core, residential areas including neighbourhoods of relative deprivation in the west of the Borough
S4. Reduce crime, disorder and the fear of crime	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S5. Reduce poverty and social exclusion	+	+	+	Medium	More than local	Long term	Improved quality of life	The development of a currently under-utilised brownfield land to provide a range of employment opportunities in Carrington will help reduce poverty and social exclusion in nearby areas that suffer from relatively high levels of deprivation	Need to enhance public transport links to Carrington in order to improve opportunities for Trafford's more disadvantaged communities.

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	Use of s106 agreements to secure training opportunities in the construction trades during the development period
S8. Improve the health and, inequalities in health of the population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved image of Carrington	The development will provide benefits in the reuse of an under-utilised brownfield site and will provide significant regeneration benefits to the area.	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	-	-	-	Low	More than local	Long term		The area presently suffers from poor public transport links and is located in close proximity to the motorway network. Consequently, significant development in this area has the potential to be result in unsustainable patterns of transport. The quantum of proposed development should however improve the viability of public transport services by increasing their patronage and extending their hours of operation.	Need to ensure that public transport offers a viable alternative to the private car. Public transport improvements are already part of the proposals for this site.

E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	-	-	-	Low	Local	Long term		The location is substantially bounded by Green Belt land. Part of this area is identified as a Biodiversity Opportunity Area for the restoration of moss land. It includes Sites of Biological Importance and important wetland, woodland and moss land habitats	Nature Conservation Surveys must be undertaken in order to ensure that development can take place without having an unacceptable impact on the safeguarding, enhancement and restoration of these important features.
E3. Reduce contributions to climate change	-	-	-	Medium	National	Long term		The area presently suffers from poor public transport links and is located in close proximity to the motorway network. Consequently, significant development in this area has the potential to be result in unsustainable patterns of transport. The quantum of proposed development should however improve the viability of public transport services by increasing their patronage and extending their hours of operation.	Need to ensure that public transport offers a viable alternative to the private car. Public transport improvements are already part of the proposals for this site.
E4. Reduce impact of climate change	-	-	--	Medium	Local	Long term		Part of the site lies within flood zone 2 and a small part within flood zone 3. Consequently, development in this area may be particularly vulnerable to the effects of climate change.	Need to undertake detailed flood risk assessments. Incorporate appropriate mitigation measures to reduce flood risk Apply sequential and exceptions test to consider whether development should be located in the parts of the site that are susceptible to flooding

E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term	Positive impact on biodiversity	The development will maximise the use of previously developed land. It is anticipated that 95% of the land utilised will be brownfield. In order for this to take place it will be necessary to clear and de-contaminate the land	
E7. Protect and improve water quality	+	+	+	Medium	Local	Long term	Secondary impacts on biodiversity	The remediation of contaminated land is likely to eliminate any sources of contaminants for adjacent watercourses	
E8. Protect and improve air quality	-	-	-	Medium	Local	Long term	Negative impact on health	The area presently suffers from poor public transport links and is located in close proximity to the motorway network. Consequently, significant development in this area has the potential to be result in unsustainable patterns of transport.	Need to ensure that public transport offers a viable alternative to the private car. Public transport improvements are already part of the proposals for this site.
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	Local	Long term	Improved image of Carrington	The development will provide benefits in the reuse of an under-utilised brownfield site and will provide significant regeneration benefits to the area.	Ensure high standards of design
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	++	++	Medium	Borough wide	Long term	Improved quality of life	Significant development of the currently under-utilised brownfield land will introduce Carrington as a key economic driver within the borough.	

EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	++	++	Low	Borough wide	Long term	Improved quality of life	Improving employment opportunities in Carrington will have a positive benefit on the residents of nearby Partington and Sale West (and Irlam and Cadishead in Salford) via the creation of local jobs. However, degree of impact will depend on the accessibility of the site by a choice of means of transport	Public transport links to Carrington will need to be enhance significantly in order to improve opportunities for Trafford's more disadvantaged communities. Public transport improvements are already part of the proposals for this site.
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	Medium	Borough wide	Long term	Improved quality of life	The development will create significant employment opportunities across a range of business sectors.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC5. Improve the social and environmental performance of the economy	?	?	?	Low	Borough wide	Long term	Improved quality of life	Improving employment opportunities in Carrington will have a positive benefit on the residents of nearby Partington and Sale West (and Irlam and Cadishead in Salford) via the creation of local jobs. However, degree of impact will depend on the accessibility of the site by a choice of means of transport	Public transport links to Carrington will need to be enhance significantly in order to improve opportunities for Trafford's more disadvantaged communities. Public transport improvements are already part of the proposals for this site.

Sustainability Summary	<p>The Carrington Strategic Location has the potential to significant sustainability benefits. The key ones relate to enhancing Trafford's economic performance; improving the Borough's image as a business location; reducing disparities; and conserving land resources and reducing land contamination. As the proposals involve the remediation and redevelopment of an under-utilised brownfield site there would also be a positive impact on local neighbourhood quality and townscape character.</p> <p>Nevertheless, the site is presently poorly served by public transport and as a result has the potential to have a negative impact on congestion, air quality and contributions to climate change. The extent to which these impacts materialise will depend on whether the public transport proposals result in a viable alternative to the private car.</p> <p>It is anticipated that the proposals for Carrington would also have a negative impact on reducing the impact of climate change due to parts of the site being at risk of flooding. Key mitigation actions relate to the completion of detailed flood risk assessments, the incorporation of appropriate measures to reduce flood risk and the application of the sequential and exceptions tests. There is also a need to undertake conservation surveys to address the uncertain impact of this Strategic Location on the open space, biodiversity, flora and fauna objective.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

SL 9: Partington									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	++	High	Local	Long term	Positive impact on the vitality and viability of Partington shopping centre	The existing housing stock has a high percentage of social rented housing. The provision of substantial new family accommodation will provide a much-needed diversification of the housing stock.	
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term	Improved image of Partington	The Strategic Site would maintain the viability of services in Partington and result in the provision of improved retail facilities.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	-	-	-	Medium	More than local	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will foster car dependency	Improvements to public transport service particularly to Trafford Park, Trafford Centre, the conurbation core and the Borough's town centres.
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N / A	N / A		Unlikely to have a significant impact	
S5. Reduce poverty and social exclusion	0	+	+	Medium	Local	Long term	Improved image of Partington	The proposed projects will reduce the level of deprivation in Partington by providing quality housing and improving the image of the town centre. It would also help to maintain the viability of services in Partington and result in the provision of improved retail facilities.	Improvements to public transport service particularly to major sources of employment areas such as Trafford Park and the Trafford Centre

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	?	?	?	Low	Local	Long term		It is unclear the extent to which new market housing will be integrated with existing largely social rented accommodation. Physical separation between the two could have a negative impact on community cohesion.	Provision of low cost market housing.
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and inequalities in health of the population	0	+	+	Medium	Local	Long term		The Strategic Site would maintain the viability of services in Partington and the proposed green loop would provide recreational benefits for residents.	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved image of Partington	Improvements to the townscape around Partington shopping centre and the creation of high quality residential developments should enhance neighbourhood quality.	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	-	-	-	Medium	More than local	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will result in a significant increase in car journeys	Improvements to public transport service particularly to Trafford Park, Trafford Centre, the conurbation core, Carrington and the Borough's town centres.
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		Difficult to assess impact due to uncertainty about the ecological value of greenfield site at Partington	Undertake studies of ecological value of the site Areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development

E3. Reduce contributions to climate change	-	-	-	Medium	National	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will result in a significant increase in car journeys.	Improvements to public transport service particularly to Trafford Park, Trafford Centre, the conurbation core and the Borough's town centres.
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term	Cumulative impact of developments adjacent to the Ship Canal on flood risk	The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Manchester Ship Canal means that it may be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Ship Canal must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	--	--	--	High	Local	Long term	Potential negative impact on biodiversity	A significant greenfield site would be lost as part of the proposals for Partington.	Development should be built to an appropriate density within the location whilst still providing for appropriate high quality open amenity space. By using land efficiently this will reduce the pressure to release further greenfield sites
E7. Protect and improve water quality	0	-	-	Medium	Local	Long term	Negative impact on biodiversity interest in the Manchester Ship Canal	A significant amount of development would be directed to a canalside area which has the potential to adversely affect water quality unless adequate mitigation measures are adopted.	Ensure new developments incorporate SUDs where appropriate to reduce surface water runoff into watercourses and reduce the risk of flooding from sewers

E8. Protect and improve air quality	-	-	-	Medium	More than local	Long term	Significant traffic generation in a rural area	Due to the peripheral location in the Borough and poor accessibility by public transport there is a risk that the strategic location will result in a significant increase in car journeys. This would have a negative impact on air quality.	Improvements to public transport service particularly to Trafford Park, Trafford Centre, the conurbation core and the Borough's town centres. Tree planting
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	0	0	0	Medium	Local	Long term		The loss of a greenfield will have a negative impact on the landscape. Nevertheless, this needs to be balanced against the improvements to the townscape around Partington shopping centre.	Provision of a green loop is proposed to compensate for the loss of greenfield site.
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	Borough wide	Long term		Partington is located outside of both the Regional Centre and Inner area however it will support the regeneration of Partington which is identified as a Priority Regeneration Area. In addition, the provision of high quality housing could help to attract more skilled people to Greater Manchester.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Low	Local	Long term	Improved vitality of the shopping area	Provision of new facilities/services will provide employment opportunities in an area of relatively high deprivation. However, there will also be a need to improve access, particularly by public transport, to the Borough's major employment areas such as Trafford Park	Improvements to public transport service. Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	

EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant impacts on Trafford's town centres as the proposals will only provide retail for local need but it will result in significant improvements to the centre of Partington.	
EC5. Improve the social and environmental performance of the economy	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	
Sustainability Summary	<p>There are a number of important sustainability benefits associated with the proposals for Partington. In particular, the provision of high quality housing could help improve the housing balance and mix in Partington and may benefit the economies of Trafford and Greater Manchester by attracting more skilled people to the area. The associated redevelopment of the Partington shopping centre should also contribute towards the objectives of improving access to services and facilities, reducing poverty and social exclusion and improving the health of the population.</p> <p>However, the proposals would lead to the loss of a major greenfield site and given the peripheral location of Partington and its poor accessibility by public transport the proposals may result in a significant increase in car journeys to the detriment of congestion, air quality and contributions to climate change. Significant public transport improvements will be necessary to mitigate these adverse impacts. There is also a need to undertake conservation surveys and a more detailed flood risk assessment before development takes place. This will address the uncertain impact of these proposals on the open space, biodiversity, flora and fauna and reducing the effects of climate change objectives. In order to mitigate any adverse impact, areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development</p>								

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

SL 10: Sale West									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	High	Local	Long term		The regeneration of Sale West will provide the opportunity to provide a range of housing type, tenure and design to meet local housing needs and affordability.	
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term	Improved quality of life.	The regeneration of Sale West will provide the opportunity to improve access to retail and other services.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.									
S4. Reduce crime, disorder and the fear of crime	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Improved quality of life.	The location is in an area of relative deprivation and it is proposed that the regeneration of Sale West will seek to create enhanced linkages to employment opportunities	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term	Improved quality of life.	By improving access to employment opportunities the proposals for Sale West should help improve equity and equality of opportunity	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term		The promotion of walking and cycling could have a positive impact on the health of the population in Sale West.	
S9. Protect and improve local neighbourhood quality	+	+	+	High	Local	Long term	Improved image of Sale West	The redevelopment of Sale West will improve the quality and layout of the area	Ensure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	Medium	Local	Long term		The promotion of walking and cycling could reduce the number of journeys made by car and help reduce the effect of traffic on the environment.	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E3. Reduce contributions to climate change	+	+	+	Low	National	Long term	Improved health of local population	The promotion of walking and cycling could reduce the number of journeys made by car and help reduce contributions to climate change.	
E4. Reduce impact of climate change	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	+	+	High	Local	Long term		Redevelopment involves predominantly previously developed land.	
E7. Protect and improve water quality	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	High	Local	Long term	Improved image of Sale West	The redevelopment of Sale West will improve the quality and layout of the area	Ensure high standards of design
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Improved quality of life	The location is in an area of relative deprivation and it is proposed that the regeneration of Sale West will seek to create enhanced linkages to employment opportunities	
EC3. Enhance Trafford's image as a business and tourism destination	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
EC5. Improve the social and environmental performance of the economy	+	+	+	Medium	Local	Long term		The social performance of the economy may be enhanced by the proposed measures to improve access to retail and employment opportunities for a neighbourhood of disadvantage	

Sustainability Summary	<p>The proposals for Sale West are likely to result in a number of social, environmental and economic benefits. By providing a range of housing types and tenures the proposal will help broaden the mix of housing to meet local housing needs and affordability. There would also be improvements to the neighbourhood quality and townscape character, both of which would have a secondary benefits of enhancing the image of Sale West.</p> <p>In addition, the improvement of access to retail and employment opportunities have the potential to deliver a range of significant sustainability benefits. The key ones relate to reducing disparities; tackling poverty and social exclusion; improving the social performance of the economy, improving access to services and facilities; and increasing equity and equality of opportunity. However, there is only limited certainty of these benefits being realised due to ambiguity over the measures that will be taken to achieve this.</p>
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Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

SL 11: Sale Town Centre									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	Increased vitality and viability of Sale town centre	Small scale opportunities to diversify the existing housing stock	
S2. Improve accessibility for all to services and facilities	+	+	+	Medium	Local	Long term	Improved quality of life	The reconfiguration / redevelopment of the shopping precinct would improve retail offer.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	High	More than local	Long term	Reduced traffic Reduction in contributions to climate change	The provision of services, facilities and employment opportunities in a town centre that is accessible by metrolink and bus should help to reduce the need to travel by car. The town centre is also accessible by bus and cycle.	
S4. Reduce crime, disorder and the fear of crime	+	+	+	High	Local	Long term	Improved perceptions of the area	Redevelopment for a range of uses would bring people into the area, increasing usage of the centre outside of shop hours providing natural surveillance which will help to reduce incidents of crime.	Ensure new developments are built to Secured by Design standards
S5. Reduce poverty and social exclusion	+	+	+	Medium	Local	Long term	Improved quality of life	Opportunity to create further job opportunities in an area that is accessible to neighbourhoods of relative disadvantage through the redevelopment of existing floorspace and reconfiguration / redevelopment of the shopping precinct	

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		The provision of cultural and community facilities could help encourage a sense of community identity and welfare	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
S9. Protect and improve local neighbourhood quality	+	+	+	Medium	Local	Long term		Small scale redevelopments could secure enhancements to the quality of the built environment	Secure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	High	More than local	Long term	Improved air quality Reduction in contributions to climate change	The provision of services, facilities and employment opportunities in a town centre that is accessible by metrolink and bus should help to reduce the need to travel by car. The town centre is also accessible by bus and cycle.	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E3. Reduce contributions to climate change	+	+	+	High	National	Long term	Improved air quality Reduction in contributions to climate change	The provision of services, facilities and employment opportunities in a town centre that is accessible by metrolink and bus should help to reduce the need to travel by car. The town centre is also accessible by bus and cycle.	Encourage new buildings to be built to high BREEAM standards
E4. Reduce impact of climate change	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	+	+	High	Local	Long term	Reduced need to release greenfield sites in the future	The location is made up entirely of previously developed land.	
E7. Protect and improve water quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term		Small scale redevelopments could secure enhancements to the quality of the built environment	Secure high standards of design
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	High	Local	Long term	Improved perceptions of the area	Redevelopment of Sale centre will create jobs and attract more visitors to the area. It will also increase the desirability of the area as a place to live, work and invest	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Medium	Local	Long term	Improved quality of life	Opportunity to create further job opportunities in an area that is accessible to neighbourhoods of relative disadvantage through the redevelopment of existing floorspace and reconfiguration / redevelopment of the shopping precinct	
EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	Medium	Local	Long term	Improved perceptions of the area	Redevelopment/reconfiguration of shopping precinct will provide benefits in promoting Sale Town Centre to visitors of the area.	Secure high standards of design

EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	High	Local	Long term	Improved perceptions of the area	Redevelopment/reconfiguration of the shopping precinct will serve to improve the retail offer in the town centre. The provision of a mix of uses will also help to improve the vitality and viability of the town.	
EC5. Improve the social and environmental performance of the economy	+	+	+	High	Local	Long term		Proposals sustain and promote the regeneration and consolidation of Sale town centre as an important commercial centre in the Borough	
Sustainability Summary	<p>It is anticipated that the proposals for the Strategic Location at Sale Town Centre will have significant sustainability benefits. Most notably, the redevelopment of the precinct and the introduction of a range of uses, including residential, would have lasting benefits for the sustainability of the town centre. Other objectives that the proposals would contribute towards include reducing the effect of traffic on the environment; enhancing economic performance; improving access to services and facilities; reducing crime and fear of crime; providing a better balance and mix in the housing market; and reducing poverty and social exclusion.</p> <p>There are no anticipated negative effects from implementing the proposals for Sale Town Centre.</p>								

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

SL 12: Woodfield Road									
SA Objective	Timescale			Nature of Effect				Comments	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	+	++	++	High	More than local	Long term	Increased vitality and viability of Altrincham town centre	Redevelopment of the site would provide a mix of housing stock to meet local need	Ensure adequate provision of affordable housing
S2. Improve accessibility for all to services and facilities	+	+	+	High	Local	Long term		The site is well served by public transport and is close to Altrincham Town Centre and Altrincham Retail Park.	Enhance pedestrian links to Altrincham town centre
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	High	Local	Long term		The site is located in close proximity to a range of modes of transport including Metrolink and bus routes. Environmental improvements would be secured to the tow path along the Bridgewater Canal which would create an attractive and safe route for cyclists	
S4. Reduce crime, disorder and the fear of crime	+	+	+	High	Local	Long term	Improved perceptions of the area	Redevelopment of the site will result in the removal of a number of vacant buildings which have the potential to attract anti-social behaviour.	Ensure new developments are built to Secured by Design standards
S5. Reduce poverty and social exclusion	?	?	?	Low	More than local	Long term		Although much of the existing employment area is derelict or underused, the proposals would lead to the loss of a significant amount of employment land.	

S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	Local	Long term		The provision of a mix of residential units on site should improve equity and equality of opportunity	
S7. Improve qualifications and skills of the resident population	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	Local	Long term	Improved quality of life	The improvement of the towpath along the Bridgewater Canal will provide increased opportunities for recreation.	
S9. Protect and improve local neighbourhood quality	+	++	++	High	Local	Long term	Improved image of the area	The regeneration of a partly derelict site and underused industrial site will improve local environmental quality.	Secure high standards of design
Environment									
E1. Reduce the effect of traffic on the environment	+	+	+	High	Local	Long term	Improved air quality Enhanced neighbourhood quality Reduction in contributions to climate change	The site is located in close proximity to a range of modes of transport including Metrolink and bus routes. Environmental improvements would be secured to the tow path along the Bridgewater Canal which would create an attractive and safe route for cyclists. The change from employment uses to residential would also lead to a reduction in HGV movements	
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Medium	Local	Long term		The site is adjacent to the Bridgewater Canal and development here has the potential to adversely affect water quality, and therefore ecological value, unless adequate mitigation measures are adopted.	Ensure the development appropriate measures to reduce surface water runoff into the canal and reduce the risk of flooding from sewers.

E3. Reduce contributions to climate change	+	+	+	High	National	Long term	Improved air quality Enhanced neighbourhood quality	The site is located in close proximity to a range of modes of transport including Metrolink and bus routes. Environmental improvements would be secured to the tow path along the Bridgewater Canal which would create an attractive and safe route for cyclists. The change from employment uses to residential would also lead to a reduction in HGV movements	Enhance pedestrian links to Altrincham town centre Encourage new buildings to be built to high Code for Sustainable Homes standards
E4. Reduce impact of climate change	?	?	?	Low	Local	Long term		The Level 2/Hybrid SFRA has not yet been completed. However, the sites proximity to the Bridgewater Canal means that it may be at risk of flooding.	A review of the impact of developing the site on flood risk related to the Canal must be undertaken following the completion of the Level 2 Hybrid SFRA
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	+	++	++	High	Local	Long term	Redeveloping brownfield land reduces the need to release greenfield sites in the future	The location is made up entirely of previously developed land. Redevelopment will provide the opportunity to remediate any contaminated land associated with the site's previous industrial uses.	
E7. Protect and improve water quality	+	+	+	Low	Local	Long term	Secondary benefits for biodiversity	The redevelopment of the site may require remediation works to address potential land contamination. This would eliminate sources of pollutants to the Bridgewater Canal.	

E8. Protect and improve air quality	+	+	+	High	Local	Long term	Enhanced neighbourhood quality Reduction in contributions to climate change	The site is located in close proximity to a range of modes of transport including Metrolink and bus routes. Environmental improvements would be secured to the tow path along the Bridgewater Canal which would create an attractive and safe route for cyclists. The change from employment uses to residential would also lead to a reduction in HGV movements	Enhance pedestrian links to Altrincham town centre
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term		The development will provide the opportunity to improve the setting of an historic listed building. However, impact on these building is uncertain	Ensure that the setting of the Pugins Grade II listed office to the Linotype Machinery Works and the Luxi Leisure canal warehouse.
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	0	0	0	Medium	Borough wide	Long term		Proposal would lead to the loss of employment land. Nevertheless, this is an underperforming employment area with a number of derelict / underused sites. In addition, the provision of high quality housing could help to attract more skilled people to Greater Manchester.	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	+	+	Low	Local	Long term	Improved quality of life	A number of jobs would be created in the new office development.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	+	+	+	Low	Borough wide	Long term	Improved image of Trafford	The proposal will deliver aesthetic improvements to a historic canal route.	Secure high standards of design
EC4. Encourage the long term sustainability of Trafford's Town Centres	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

EC5. Improve the social and environmental performance of the economy	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
Sustainability Summary	<p>The proposals for Woodfield Road have the potential to deliver a range of significant sustainability benefits. The key ones relate to achieving a better balance and mix in the housing market; improving access to services and facilities; improving accessibility; conserving land resources; and improving local neighbourhood quality. Other objectives that the proposals would contribute positively towards include reducing the effect of traffic on the environment; reducing contributions to climate change; and protecting and improving air quality.</p> <p>There are no anticipated negative effects. However, there is a need to undertake conservation surveys and a more detailed flood risk assessment before the development takes place. This will address the uncertain impact of the proposals on the open space, biodiversity, flora and fauna and reducing the effects of climate change objectives. In addition, it is unclear whether the loss of employment land could have a negative impact on social exclusion and poverty.</p>								

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

SL 13: Altrincham Town Centre									
SA Objective	Timescale			Nature of Effect				Comments	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	+	+	+	Medium	Local	Long term	Additional residential units in Altrincham town centre could have a positive impact on the town's vitality and viability	The provision of additional residential units should help to broaden the mix of types of dwelling available in Altrincham.	Need to ensure that the development incorporates an appropriate provision of affordable units
S2. Improve accessibility for all to services and facilities	+	+	+	High	Local	Long term		Altrincham town centre benefits from a public transport interchange which provides train, metro and bus services. Consequently, the provision of additional facilities and services in the town centre will ensure that they are accessible to all members of the community.	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	+	+	+	High	Local	Long term		Altrincham is well served by public transport. However, there is a potential need to improve pedestrian links between the interchange and certain key town centre sites, such as Altair.	Enhance pedestrian linkages from the interchange to the Altair site by improving the bridge link to the train station and Town Centre.
S4. Reduce crime, disorder and the fear of crime	+	+	+	Medium	Local	Long term		Increasing the number of residents within the town centre will contribute to a thriving town centre both day and night thus avoiding the town centre becoming desolate and threatening in the evening.	Ensure new developments are built to Secured by Design standards

S5. Reduce poverty and social exclusion	+	++	++	High	Borough wide	Long term		The proposals will contribute to the regeneration of Altrincham town centre by encouraging shoppers and businesses to locate there. A range of job opportunities and facilities will be provided in an accessible location which will enable all members of the community to utilise the amenities and access the employment opportunities.	
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	+	+	+	Medium	More than local	Long term		The proposed new leisure facilities, such as the new ice rink and climbing wall, will be accessible to all members of the community including those who do not have a car. These facilities, together with the provision of a new plaza, could provide the opportunity to strengthen social engagement and help create a 'sense of place'.	
S7. Improve qualifications and skills of the resident population	0	0	0	Medium	N / A	N / A		Unlikely to have any significant impact	
S8. Improve the health and, inequalities in health of the population	+	++	++	High	Borough wide	Long term		Altair will incorporate a range of leisure and sport facilities, including an ice rink, climbing wall and a health club. Occupants of the scheme, local residents and the wider community will all benefit from access to these facilities.	
S9. Protect and improve local neighbourhood quality	++	++	++	Medium	Local	Long term	Improvements to neighbourhood quality could stimulate further investment in adjacent sites.	The proposals will deliver a comprehensive redevelopment of a number of town centre site in need of regeneration. It will also result in the demolition of a number buildings of limited architectural merit and deliver improvements to the public realm.	Achieve highest standards for design of buildings and public realm

Environment									
E1. Reduce the effect of traffic on the environment	+	++	++	High	Borough wide	Long term	Developments may create sufficient demand to improve the coverage and reliability of existing bus services	Altrincham is served by a major public transport interchange which provides train, metro and bus services to destinations within and beyond Trafford. This will encourage the use of public transport both for employees and those visiting the town centre. However, there is a need to improve pedestrian linkages between the interchange and some development sites.	Enhance pedestrian linkages from the interchange to the Altair by improving the bridge link to the train station and Town Centre. Limit on-site parking provision
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	?	?	Low	Local	Long term		Altrincham town centre comprises entirely of previously developed land and is unlikely to have any ecological value. However, brownfield sites can have high biodiversity value	Undertake appropriate studies to assess ecological value of site
E3. Reduce contributions to climate change	+	+	+	High	National	Long term		Altrincham is a highly accessible location within easy walking distance of a major transport interchange which provides train, metro and bus services to destinations within and beyond Trafford. Consequently, it will provide leisure facilities and employment opportunities that can be easily accessed by public transport.	Promote the sustainable design of new buildings through the use of BREEAM and Code for Sustainable Homes standards.
E4. Reduce impact of climate change	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E5. Reduce the environmental impacts of consumption and production	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	

E6. Conserve land resources and reduce land contamination	++	++	++	High	Local	Long term		Altrincham town centre is made up entirely of previously developed land	
E7. Protect and improve water quality	0	0	0	Medium	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	+	+	+	High	Local	Long term	Development may create sufficient demand to improve the coverage and reliability of existing bus services	Part of Altrincham town centre is within an Air Quality Management Area. However, proposed public realm improvements will include tree planting and the accessibility of the town centre should encourage the use of public transport.	Enhance pedestrian linkages Tree planting Limit on-site parking provision
E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	?	?	?	Low	Local	Long term	The regeneration of prominent town centre sites could stimulate investment in adjacent sites.	Altrincham town centre has a number of conservation areas and historic buildings. Concentrating development in this location will maximise the opportunities to protect, enhance and where appropriate redevelop key historic assets. However, it will be important to ensure that the redevelopment does not have a negative impact on these areas	Safeguard Conservation Areas and secure opportunities for its enhancement. Core Strategy Policy R1 should prevent any unacceptable impact on the conservation areas.
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	++	++	High	Borough wide	Long term	Improved image of Altrincham town centre	The proposals will regenerate prominent sites within the sub regional centre. It will also create a number of jobs, particularly in the retail and leisure sectors.	

EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	+	++	++	High	Borough wide	Long term	Improved quality of life	The proposals will generate a number of employment opportunities to suit a variety of skill levels. It will therefore assist in reducing disparities by providing jobs which are accessible by a choice of modes of transport.	Use of s106 agreements to secure training opportunities in the construction trades during the development period
EC3. Enhance Trafford's image as a business and tourism destination	++	++	++	High	Borough wide	Long term	Provision of additional employment opportunities associated with visitor spend	The proposals include the creation of a number of leisure facilities which will act as an attraction for local people and enhance Trafford's image as a tourist destination.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	++	++	++	Medium	Borough wide	Long term		The proposals will help to meet the quantitative and qualitative need for new retail development in Altrincham town centre, as identified by the Trafford Retail and Leisure Study. Currently the existing retail and leisure offer in the town is insufficient and there is substantial 'leakage' to the Trafford Centre and Manchester City Centre. The proposals will therefore help to reduce this leakage. However, there will be a need to ensure that the Altair site is physically linked to the rest of the town centre.	Enhance pedestrian linkages to the Altair site by improving the bridge link to the train station and town centre.
EC5. Improve the social and environmental performance of the economy	+	+	++	Medium	Borough wide	Long term		The scheme will provide job opportunities in an accessible location that are well related to areas of deprivation	

Sustainability Summary	<p>The proposals for Altrincham town centre would deliver significant social, environmental and economic benefits. By securing the comprehensive redevelopment of the town centre, the proposals can be expected to deliver significant benefits for local neighbourhood quality. It would lead to the provision of a wide range of employment opportunities in a highly accessible location, which would not only have a major positive effect on Trafford's economic performance but would also help reduce poverty, social exclusion and economic disparities in the Borough. There would also be a major positive effect on the sustainability of Altrincham town centre.</p> <p>The provision of a range of leisure facilities on the site would have a major positive effect on the health of the population and on Trafford's image as a tourism destination. The highly accessible nature of the site should have positive impacts on access to services and facilities and should also help reduce the effects of traffic on the environment and decrease contributions to climate change. Nevertheless, in order to maximise these benefits, it may be necessary to enhance pedestrian links from the nearby transport interchange.</p> <p>Altrincham town centre has a number of conservation areas and historic buildings and there is a possibility that focussing development in this area could have a negative impact on their character and appearance. However, it is considered that Core Strategy Policy R1 should prevent any unacceptable impact on these areas.</p>
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Key for effects				
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative; ? uncertain

Davenport Green Original New Appraisal 2009 Feb 2011									
SA Objective	Timescale			Nature of Effect				Comments	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	High	N / A	N / A		Unlikely to have any significant effects	
S2. Improve accessibility for all to services and facilities	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S3. Enhance transport infrastructure; improve accessibility and quality of life to all communities.	-	-	-	High	More than local	Long term	Unsustainable patterns of commuting Greenhouse gas emissions	The site is located outside of the Regional Centre and the Inner Area. It is within the Green Belt , inaccessible by public transport and not located close to existing amenities. As a consequence, the location is incompatible with the objective of improving accessibility	Secure significant public transport improvements to improve links to the more deprived areas in Trafford
S4. Reduce crime, disorder and the fear of crime	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
S5. Reduce poverty and social exclusion	?	?	?	Low	Borough wide	Long term		The scheme would contribute to the generation of a significant number of jobs. However the site is located outside of the Regional Centre and the Inner Area and is not accessible to Traffords more deprived areas where the need for jobs is greatest.	Secure significant public transport improvements to improve links to the more deprived areas in Trafford
S6. Encourage a sense of community identity and welfare and value diversity, improve equity and equality of opportunity	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	

S7. Improve qualifications and skills of the resident population	0	+	+	Medium	Borough wide	Long term	Improved quality of life	Possibility of providing training opportunities as part of the new jobs created.	
S8. Improve the health and, inequalities in health of the population	+	+	+	Medium	More than local	Long term	Improved quality of life	Improvements to health will be promoted through access to a new and extensive informal recreational area.	
S9. Protect and improve local neighbourhood quality	0	0	0	High	Local	Long term		Although the majority of the site will be developed as a rural park (99.12ha), the development will result in the loss of 35ha of Green Belt land a significant area of greenfield land.	
Environment									
E1. Reduce the effect of traffic on the environment	-	-	-	High	More than local	Long term	Greenhouse gas emissions	The site is located outside of the Regional Centre and the Inner Area. It is within the Green Belt , inaccessible by public transport and not located close to existing amenities. As a consequence, the proposals would h result in unsustainable patterns of transport.	Secure significant public transport improvements to improve links to the more deprived areas in Trafford
E2. Protect, enhance and restore open space, biodiversity, flora and fauna, geological and geomorphological features	?	+	+	Medium	Local	Long term		A substantial area of woodland would be created within the country park. There would be potential enhancements for Sites of Biological Importance	Undertake studies of ecological value of the site Areas of high biodiversity, landscape and open space value should be protected and enhanced as part of development

E3. Reduce contributions to climate change	-	-	-	High	National	Long term		The site is located outside of the Regional Centre and the Inner Area. It is within the Green Belt , inaccessible by public transport and not located close to existing amenities. As a consequence, the proposals would result in unsustainable patterns of transport	Secure significant public transport improvements to improve links to the more deprived areas in Trafford Encourage new buildings to be built to high BREEAM standards
E4. Reduce impact of climate change	+	+	+	Medium	Local	Long term		Area is not at risk of flooding. Proposals will also help to mitigate the effects of climate change by providing additional habitat for species.	
E5. Reduce the environmental impacts of consumption and production	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E6. Conserve land resources and reduce land contamination	--	--	--	High	Local	Long term		The site comprises entirely of greenfield land and is situated in the Green Belt	Do not develop the site Development should be built to an appropriate density whilst still safeguarding the visual amenity of adjacent Green Belt. By using land efficiently this will reduce the pressure to release further greenfield sites.
E7. Protect and improve water quality	0	0	0	High	N / A	N / A		Unlikely to have any significant effects	
E8. Protect and improve air quality	0	0	0	Medium	More than local	Long term		Woodland planting would help improve air quality. However, the site is inaccessible by public transport. As a consequence, the proposals would result in a significant increase in vehicle movements and emissions	Secure significant public transport improvements to improve links to the more deprived areas in Trafford

E9. Protect and enhance the diversity and distinctiveness of landscape and townscape character and cultural facilities	+	+	+	Medium	Local	Long term		The scheme will incorporate a country park with opportunities to enhance the local rural landscape.	
Economic									
EC1. Enhance Trafford's high performance and sustainable economy to provide a powerful contribution to regional growth	+	+	+	Medium	GM wide	Long term		Proposals would create a significant number of jobs	
EC2. Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage	?	?	?	Low	Borough wide	Long term		The scheme would contribute the the generation of a significant number of jobs. However the site is located outside of the Regional Centre and the Inner Area and is not accessible to Traffords more deprived areas where the need for jobs is greatest.	Secure significant public transport improvements to improve links to the more deprived areas in Trafford
EC3. Enhance Trafford's image as a business and tourism destination	+	++	++	Medium	Borough wide	Long term	Improved perceptions of Trafford	The County Park will form a significant new visitor destination especially for informal recreation, education and nature conservation.	
EC4. Encourage the long term sustainability of Trafford's Town Centres	-	-	-	Medium	Local	Long term		The proposed development site is located out of centre and would contain offices that could potentially have been located within the Regional centre or in one of Trafford's town centres	Do not release the site for office development
EC5. Improve the social and environmental performance of the economy	?	?	?	Low	Borough wide	Long term		The economic development will facilitate the establishment and maintenance of the Rural Park. However, there is little evidence that it will improve the social performance of the economy	Secure significant public transport improvements to improve links to the more deprived areas in Trafford

Sustainability Summary	<p>The proposals for Davenport Green would bring a number of benefits. In particular, through the creation of a Country Park they would contribute to the objectives relating to open space, biodiversity, flora and fauna; reducing the impact of climate change; enhancing the distinctiveness of landscape; and enhancing Trafford's image a tourism destination. The provision of employment opportunities through the office development would also have a positive impact on economic performance and the skills of the population.</p> <p>However, the site is in an inaccessible location with limited public transport access. Therefore, it is uncertain whether the proposals would deliver social benefits in terms of reducing disparities, social exclusion and poverty. Furthermore, the location of the development will likely to give rise to a substantial increase in vehicular movements to the detriment of congestion, climate change and air quality. The proposal will have the potential to have a negative impact on Trafford's town centres. Finally, the development would also lead to the loss of a significant area of natural environment of rural, which would potentially impact upon biodiversity, flora and fauna. Appropriate conservation surveys should be undertaken areas of high biodiversity, landscape and open space value would need to be protected and enhanced as part of development.</p>
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