

Land West of Westhoughton

Ref	Objective	Assessment criteria....will the GMSF (site)	Score	Explanation from AGMA mapping + policy wording	Mitigation and Enhancement
1	Provide a sustainable supply of housing land including for an appropriate mix of sizes, types, tenures in locations to meet housing need, and to support economic growth	Ensure an appropriate quantity of housing land to meet the objectively assessed need for market and affordable housing?	+	Policy states: Around 1000 new homes	
		Ensure an appropriate mix of types, tenures and sizes of properties in relation to the respective levels of local demand?	++	Policy states: A range of sizes and tenures	
		Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?	++	Policy states: Improve access from the site to Wingates industrial estate; Incorporate very high levels of landscaping	
		Support improvements in the energy efficiency and resilience of the housing stock?	O	Not referred to in policy. May be more appropriate to add energy efficiency and resilience considerations to thematic policy on carbon emissions.	
2	Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation	Meet current and future demand for employment land across GM?	O	No employment land provided	
		Support education and training to provide a suitable labour force for future growth?	+	Policy states: 2) Provide financial contributions to the provision of education facilities on site. There is no mention of training for labour.	
		Provide sufficient employment land in locations that are well-connected and well-served by infrastructure?	O	No employment land provided	
3	Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development	Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development?	+	Policy states: 4) Provide financial contributions to any highway network, public transport, cycling/walking facilities or improvements identified through a transport assessment, specifically with reference to junctions along the A58 Cricketers Way, Chequerbent Roundabout and Junction 5 of the M61.	
		Improve transport connectivity?	+	Policy states: 4) Provide financial contributions to any highway network, public transport, cycling/walking facilities or improvements identified through a transport assessment, specifically with reference to junctions along the A58 Cricketers Way, Chequerbent Roundabout and Junction 5 of the M61.	
		Ensure that utilities / digital infrastructure can support and enable the anticipated scale and spatial distribution of development?	?	No mention, site assessment highlights local infrastructure in the area, but ability to support scale/distribution cannot be determined.	Consider feasibility study into requirements and ability of local network to support development
4	Reduce levels of deprivation and disparity	Reduce the proportion of people living in deprivation?	?	Cannot be certain investment/development will affect deprived areas	Benefits such as creation of construction and operational employment, or improved transport links or increases in the range of community facilities, should consider deprived areas. Where possible such benefits should be maximised to help bring about long term benefits for deprived areas.
		Support reductions in poverty (including child and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation?	?	As above	As above
5	Promote equality of opportunity and the elimination of discrimination	Foster good relations between different people?	?	Nothing proposed	
		Ensure equality of opportunity and equal access to facilities / infrastructure for all?	?	Nothing proposed	
		Ensure no discrimination based on 'protected characteristics', as defined in the Equality Act 2010?	O	Policy does not mention protected characteristics. It is assumed that the policy is too high level to affect protected characteristics (noting that development specifics such as access/facilities for the disabled and elderly will be considered at detailed design)	
		Ensure that the needs of different areas, (namely urban, suburban, urban fringe and rural) are equally addressed?	?	No mention in policy	
6	Support improved health and wellbeing of the population and reduce health inequalities	Support healthier lifestyles and support improvements in determinants of health?	++	Policy states: 4) Provide financial contributions to any cycling/walking facilities or improvements identified through a transport assessment; 5) Provide excellent access to the site by walking and cycling; 6) Improve access from the site to Wingates Industrial Estate by cycling and walking; 9) Incorporate very high levels of landscaping, including the retention of and improvement to trees, hedgerows and water bodies.	
		Reduce health inequalities within GM and with the rest of England?	?	Nothing proposed	

		Promote access to green space?	-	No new green space in policy. No existing nearby. Will not promote access.	Add in to policy wording
7	Ensure access to and provision of appropriate social infrastructure	Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status?	+	Policy states: 3) Provide financial contributions to the provision of health facilities, this should be on site if possible.	
		Ensure sufficient access to educational facilities for all children?	+	Policy states: 2) Provide financial contributions to the provision of education facilities on site.	
		Promote access to and provision of appropriate community social infrastructure including playgrounds and sports facilities?	- / ?	No mention of new facilities. Assuming new population requires access to existing facilities, there is a risk to capacity.	New facilities to be considered as appropriate
8	Support improved educational attainment and skill levels for all	Improve education levels of children in the area, regardless of their background?	+	Policy states: 2) Provide financial contributions to the provision of education facilities on site.	
		Improve educational and skill levels of the population of working age?	0	Nothing proposed	
9	Promote sustainable modes of transport	Reduce the need to travel and promote efficient patterns of movement?	+	Policy states: 4) Provide financial contributions to any cycling/walking facilities or improvements identified through a transport assessment; 5) Provide excellent access to the site by walking and cycling; 6) Improve access from the site to Wingates Industrial Estate by cycling and walking; 9) Incorporate very high levels of landscaping, including the retention of and improvement to trees, hedgerows and water bodies.	
		Promote a safe and sustainable public transport network that reduces reliance on private motor vehicles?	+		
		Support the use of sustainable and active modes of transport?	+		
10	Improve air quality	Improve air quality within Greater Manchester, particularly in the 10 Air Quality Management Areas (AQMAs)?	+	Not within 150m of an AQMA, walking / cycling / public transport will be provided through contributions	Seek to minimise the number of trips made by private car to/from the site. Consider use of mitigation solutions including green infrastructure, incentivising electric vehicles and/or masterplan layout which reduces emissions near sensitive receptors.
11	Conserve and enhance biodiversity, green infrastructure and geodiversity assets	Provide opportunities to enhance new and existing wildlife and geological sites?	+ / ?	Development present risks and opportunities concerning local ecological receptors Special area of conservation: Site 8.402km from Manchester Mosses Priority habitats: 0.1% of site is deciduous woodland Policy states: 10) Sensitively integrate the priority habitat area (deciduous woodland) located immediately adjacent to the southern boundary.	Consider ecological receptors throughout detailed design to reduce risk throughout construction and operational phases.
		Avoid damage to or destruction of designated wildlife sites, habitats and species and protected and unique geological features?	+ / ?		
		Support and enhance existing multifunctional green infrastructure and / or contribute towards the creation of new multifunctional green infrastructure?	?		
		Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?	?		
12	Ensure communities, developments and infrastructure are resilient to the effects of expected climate change	Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across GM?	0	Flood vulnerability: Average / Relatively low Surface water exposure, 1 in 30 year event: Average / Relatively high Surface water exposure, 1 in 100 year event: Average Surface water exposure, 1 in 1,000 year event: Average Surface water disadvantage, 1 in 30 year event: Average Surface water disadvantage, 1 in 100 year event: Average / Relatively low Surface water disadvantage, 1 in 1,000 year event: Average / Relatively low 0.2% of site within Flood Zone 2 and 3. 0.1% of site within a surface water flooding hotspot. Policy states: Development must fully mitigate any flood risk.	Mitigate risk of surface water flooding Design should also consider how to address other risks associated with climate change, such as high temperature events. Resilient Masterplan design might include best practice for cooling during high temperature and other weather events associated with climate change.
13	Reduce the risk of flooding to people and property	Restrict the development of property in areas of flood risk?	0	0.2% of site is in flood zones 2 and 3	Appropriate flood risk mitigation should be implemented (in line with best practice) for all developments that are within or near to areas of flood risk, As above As above
		Ensure adequate measures are in place to manage existing flood risk?	0	0.2% of site is in flood zones 2 and 3 Policy states: Development must fully mitigate any flood risk.	
		Ensure that development does not increase flood risk due to increased run-off rates?	0	0.2% of site is in flood zones 2 and 3 Policy states: Development must fully mitigate any flood risk. No flood risk areas adjacent.	
		Ensure development is appropriately future proof to accommodate future levels of flood risk including from climate change?	0	0.2% of site is in flood zones 2 and 3 Policy states: Development must fully mitigate any flood risk. No flood risk areas adjacent.	

14	Protect and improve the quality and availability of water resources	Encourage compliance with the Water Framework Directive?	O / ?	Pennington Brook within site. All development is assumed to follow best practice with regards water management, flood risk and (potential) impacts on watercourses.	Consider how the development might align with strategic aims of WFD, including achieving "good status" and emitting emissions to water.
		Promote management practices that will protect water features from pollution?	O	All development to follow best practice. Pennington Brook within site.	Specify requirement to consider adjacent watercourse in future development.
		Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	?	For detailed design and policy to guide	Consideration for detailed design and thematic policy
15	Increase energy efficiency, encourage low-carbon generation and reduce greenhouse gas emissions	Encourage reduction in energy use and increased energy efficiency?	+	Includes active / public transport through contributions No mention of energy use or energy efficiency.	Make reference to energy efficiency directly and ways that it can be increased, such as highlighting the benefits of sustainable modes of transport
		Encourage the development of low carbon and renewable energy facilities, including as part of conventional developments?	-	No mention of low carbon and renewable energy facilities in policy wording	As above
		Promote a proactive reduction in direct and indirect greenhouse gas emissions emitted across GM?	-	No mention in policy wording	As above
16	Conserve and/or enhance landscape, townscape, heritage assets and their setting and the character of GM	Improve landscape quality and the character of open spaces and the public realm?	+	1 TPO on the site. Policy states: 9) Incorporate very high levels of landscaping, including the retention of and improvement to trees, hedgerows and water bodies.	
		Conserve and enhance the historic environment, heritage assets and their setting?	+	Conservation area: Westhoughton Town Centre is adjacent to the site Policy states: 11) Sensitive integrate Westhoughton Town Centre Conservation Area located immediately adjacent	Consider receptors throughout detailed design to reduce risk throughout construction and operational phases.
		Respect, maintain and strengthen local character and distinctiveness?	?	Unknown	
17	Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of GM, whilst reducing land contamination	Support the development of previously developed land and other sustainable locations?	- / ?	Assumed greenfield site	Consider how development of PDL sites could be encouraged as a result of greenfield development (e.g. by incentives or inclusion of adjacent PDL)
		Protect the best and most versatile agricultural land / soil resources from inappropriate development?	+	100% urban land (ALC)	Further research into agricultural land quality, and investigation into if impacts on any 3a land can be avoided/minimised.
		Encourage the redevelopment of derelict land, properties, buildings and infrastructure, returning them to appropriate uses?	- / ?	Assumed greenfield site	Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development (e.g. by incentives or inclusion of adjacent PDL)
		Support reductions in land contamination through the remediation and reuse of previously developed land?	--	Assumed greenfield site	None proposed
18	Promote sustainable consumption of resources and support the implementation of the waste hierarchy	Support the sustainable use of physical resources?	-/?	No mention in policy	Promote sustainable construction methods (link to allocations thematic policy)
		Promote movement up the waste hierarchy?	-/?	No mention in policy	Consider waste and recycling facilities in design. E.g. Consider location of waste/recycling facilities in design/layout of masterplans, and how waste facilities can be located to encourage recycling (link to thematic policy on allocations).
		Promote reduced waste generation rates?	-/?	No mention in policy	As above