

West of Gibfield

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?	+	Provide for around 750 homes.		
		Ensure an appropriate mix of types, tenures and sizes of properties in relation to the respective levels of local demand?	?	Not mentioned within the policy		
		Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate?	++	<p style="text-align: center;">Policy states: Provide a substantive accessible green infrastructure corridor and country park.</p> <p>Contribute effectively to a new road bridge across the railway in partnership with the Chequerbent development to the north, for access thereafter to the A6 and M61 (A new link road from Atherleigh Way / Gibfield Park Way in Atherton to junction 5 of the M61, via the Chequerbent junction on the A6)</p> <p>Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services.</p>		
		Support improvements in the energy efficiency and resilience of the housing stock?	?	Not applicable to site appraisals, consider in thematic policy		
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?	+	Provide a location of around 13 hectares for B1, B2 and B8 uses on land either side of Gibfield Park Way south of the existing roundabout junction		
		Support education and training to provide a suitable labour force for future growth?	?	Not mentioned within the policy		
		Provide sufficient employment land in locations that are well-connected and well-served by infrastructure?	++	<p style="text-align: center;">Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services.</p> <p>The policy also states: This development is required to ensure good access to Daisy Hill station for pedestrians and cyclist and contribute appropriately to service improvements</p>		
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?	++	<p>Policy states the need for strategic improvements to services along the Atherton railway between Wigan and Manchester, via Daisy Hill station, to increase capacity at peak times, and increase service frequencies and extent. Tram-train service provision may be appropriate. This development is required to ensure good access to Daisy Hill station for pedestrians and cyclist and contribute appropriately to service improvements.</p> <p style="text-align: center;">As above plus:</p> <p style="text-align: center;">Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services.</p>		
		Improve transport connectivity?	++	Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services.		
		Ensure that utilities / digital infrastructure can support and enable the anticipated scale and spatial distribution of development?	++	Provide easements for the significant utilities infrastructure running through the site.	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 development will affect deprived areas. But the provisions of housing and employment may affect some aspects of deprivation.	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?	?	Cannot be certain development will affect deprived areas. But the provisions of housing may affect some aspects of deprivation.		
5	Promote equality of opportunity and the elimination of discrimination	Foster good relations between different people?	?	Policy does not mention integration with existing communities.		
		Ensure equality of opportunity and equal access to facilities / infrastructure for all?	? / +	Policy does not mention integration with existing communities, or any new social infra / school but does mention new recreation facilities. The housing development is large in size but it is not anticipated to have an effect upon the criteria.		
		Ensure no discrimination based on 'protected characteristics', as defined in the Equality Act 2010?	0	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?	++	<p style="text-align: center;">Policy states:</p> <p>Make appropriate provision within that green infrastructure for great crested newts sufficient to mitigate the development.</p> <p>Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services.</p>		

				Also the provision of a substantive accessible green infrastructure corridor and country park.	
		Reduce health inequalities within GM and with the rest of England?	?	Strategic aim not likely to be affected by site proposals.	
		Promote access to green space?	++	Provide a substantive accessible green infrastructure corridor and country park from Wigan Road (Small Brook) in the south across Schofield Lane to the Atherton railway line in the north, east of Daisy Hill, on land remaining in the Green Belt, and ensure ongoing arrangements for maintenance	
7	Ensure access to and provision of appropriate social infrastructure	Ensure people are adequately served by key healthcare facilities, regardless of socio-economic status?	- / ?	No mention of new facilities. Assuming new population requires access to existing facilities, there is a risk to capacity.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages
		Ensure sufficient access to educational facilities for all children?	- / ?	As above	As above
		Promote access to and provision of appropriate community social infrastructure including playgrounds and sports facilities?	- / ?	As above	As above
8	Support improved educational attainment and skill levels for all	Improve education levels of children in the area, regardless of their background?	- / ?	No mention of new facilities. Assuming new population requires access to existing facilities, there is a risk to capacity.	Add in to policy wording
		Improve educational and skill levels of the population of working age?	?	No mention	As above
9	Promote sustainable modes of transport	Reduce the need to travel and promote efficient patterns of movement?	++	Provisions have been made for: A new link road from Atherleigh Way / Gibfield Park Way in Atherton to junction 5 of the M61 Ensure good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services. Potential provisions for increasing/upgrading the capacity of the train station and tram-train service.	
		Promote a safe and sustainable public transport network that reduces reliance on private motor vehicles?	+	Policy will ensure good access for pedestrians and cyclists to Daisy Hill. Also the provision of green infrastructure corridor will potentially provide link routes.	
		Support the use of sustainable and active modes of transport?	++	Policy has provisions for ensuring good access for pedestrians and cyclists to Daisy Hill railway station and to local bus services. Policy will also actively support the delivery of strategic improvements to service provisions from Daisy Hill station.	
10	Improve air quality	Improve air quality within Greater Manchester, particularly in the 10 Air Quality Management Areas (AQMAs)?	--	An AQMA is located to the south of the site along the A577 (Wigan Road) at the junction with the B5235. A further AQMA is located further south some 400m away along Atherleigh Way at the junction with Lovers Lane.	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?	++	Site is located within a site of biological interest and a wildlife corridor. The policy reflects this stating: Provide a substantive accessible green infrastructure corridor and country park from Wigan Road (Small Brook) in the south across Schofield Lane to the Atherton railway line in the north, east of Daisy Hill, on land remaining in the Green Belt, and ensure ongoing arrangements for maintenance. Make appropriate provision within that green infrastructure for great crested newts sufficient to mitigate the development. The green infrastructure requirement will need to be delivered in advance and alongside the housing development and should provide effectively for a country park with wildlife habitats and recreational space.	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?	++	As above	
		Support and enhance existing multifunctional green infrastructure and / or contribute towards the creation of new multifunctional green infrastructure?	++	Policy details the provision of green infrastructure.	
		Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?	++	The green infrastructure requirement will need to be delivered in advance and alongside the housing development and should provide effectively for a country park with wildlife habitats and recreational space	
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?	O	Minimal flood risk identified for the site and the policy makes no reference to flood risk.	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?	-	A small portion of the site to the west is within EA Flood Risk Zone 2 and 3 to the immediate east of Lower Leigh Road.	A suitable flood risk assessment may be required and associated mitigation in order to prevent the Flood zone expanding.
		Ensure adequate measures are in place to manage existing flood risk?	? / -	No mention of flood risk within the policy and as such the potential influence is unknown. Although the area of flood risk to the west could require mitigation.	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,
		Ensure that development does not increase flood risk due to increased run-off rates?	? / -	As above	As above

		Ensure development is appropriately future proof to accommodate future levels of flood risk including from climate change?	? / -	As above	As above
14	Protect and improve the quality and availability of water resources	Encourage compliance with the Water Framework Directive?	O	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. Mitigation of impacts upon the watercourse Small Brook (within the western edge of the site) may be required.
		Promote management practices that will protect water features from pollution?	O	All development to follow best practice.	As above
		Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	?	No mention in policy wording	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?	+	Policy will seek to improve access for pedestrians and cyclists to Daisy Hill railway station and to local bus services. Additionally A new link road from Atherleigh Way / Gibfield Park Way in Atherton to junction 5 of the M61, and supporting the delivery of strategic improvements to service provision from Daisy Hill station.	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 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?	O / -	Policy states that it shall safeguard the amenity of existing and future homes from the employment development, through appropriate screening and landscaping.	Consider receptors throughout detailed design to reduce risk throughout construction and operational phases.
		Conserve and enhance the historic environment, heritage assets and their setting?	O	No heritage features identified	
		Respect, maintain and strengthen local character and distinctiveness?	O	No designations exist locally which could be impacted upon in relation to local character and distinctiveness. Additionally the policy does not make reference to such assets.	
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?	--	Greenfield agricultural land	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?	--	The site is located upon Grade 3 ALC soils.	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?	--	Greenfield agricultural land	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?	--	Greenfield agricultural land	As above
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