

Environmental considerations

Ecology and landscape

Site 2 will provide a dedicated habitat for Skylark which are local to the area. This will enhance the ecological value of the site. Existing trees and hedgerows will be largely retained ensuring natural habitats and corridors for other species. New landscaping within the housing and within the strategic landscaped area will include native planting. Bat and bird boxes will be provided within the new housing development, on existing mature trees and the houses themselves.

To the north there is an established wooded corridor along the Red Brook watercourse. It will provide screening views from the

southern edge of Partington. Moss Lane, forming the southern edge of **Site 1**, has an established rural quality being lined by hedgerows and trees and will remain unaffected by the proposals.

The development will include a landscape framework that will help the proposals to integrate into the wider landscape, provide habitats for wildlife, contribute to the flood mitigation and provide open space for wider public benefit. A key part of the framework will be to articulate a series of connected spaces for the public open space along the northern edge to include additional planting.

Site 2



KEY	
	Application boundary
Existing	
	Watercourse
	Gas main with 6m easement
	Overhead line
Proposed	
	Residential development (9.75ha)
	Vehicle access
	Indicative route of primary access road (detail to be confirmed)
	Strategic Landscape Areas (to include Drainage Attenuation) (1.97ha)
	Ecology skylark mitigation (Fenced with no public access) (0.77ha)

Site 1



KEY	
	Application boundary
Existing	
	Watercourse
	Pedestrian access
	Public Right of Way
	Gas main with 6m easement
	Woodpole overhead line
Proposed	
	Residential development (7.42ha)
	Vehicle access
	Indicative route of primary access road (detail to be confirmed)
	Strategic Landscape Areas (to include Drainage Attenuation) (4.79ha)
	Area within residential development envisaged as open space (0.50ha)

Benefits of the development

Overall, the development proposals at Warburton Lane will bring about many important benefits to the local community. In summary, the proposals provide the opportunity to:

Economic

- Contribute towards meeting Trafford's identified housing need;
- Provide construction jobs ;
- Deliver local investment and expenditure in the local economy, supporting the viability of existing shops and services;
- Increase the patronage of local public transport network;
- Increase council tax revenue;
- Deliver New Homes Bonus payments to fund other essential services in the community;

Social

- Address Partington's identified need for more family-sized housing;
- Deliver new housing within a comfortable walking distance of local facilities in Partington;
- Provide informal amenity open space;
- Provide new formal play areas on site for new and existing residents in Partington;
- Provide new, quality affordable housing;

Environmental

- Provide new housing in an accessible location;
- Provide new areas of on-site open space, new planting and ecological habitats;
- Deliver high quality homes which meet the highest energy saving standards; and
- Introduce sustainable drainage features such as the attenuation ponds.

