Trafford Local Plan: Land Allocations- Consultation Draft

Sustainability Appraisal Report:

Options Appraisal

January 2014

If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

اذا كنت في حاجة الى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

ARABIC

如果您需要帮助才能看懂这份资料，可以请人致电：

0161 912-2000，告诉我们如何最好地给您 提供这些信息。

CHINESE

Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે બાબતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરે.

GUJARATI

Jesli potrzebujesz pomocy aby zrozumiec ta informacje, popros kogos, aby zadzwonil pod numer 0161 912-2000 aby nas poinformowal, w jaki sposób najlepiej mozemy ci ja przekazac.

POLISH

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਸਾਨੂੰ 0161 912-2000 ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰਕੇ ਇਹ ਦੱਸਣ ਲਈ ਕਹੋ ਕਿ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਸਭ ਤੋਂ ਅੱਛੇ ਢੰਗ ਨਾਲ ਕਿਸ ਤਰ੍ਹਾਂ ਦੇ ਸਕਦੇ ਹਾਂ।

PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

اگر آپکو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہِ مہربانی کسی سے کہیئے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تا کہ ہمیں معلوم ہو سکے کہ آپکو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

The Trafford Local Plan: Land Allocations Consultation Draft

Options Appraisal - January 2014

Contents Page

1. Introduction 4
2. Policy Options 4
3. Site Selection 5
4. Pomona Island Strategic Location 8
5. Wharfside Strategic Location 10
6. Lancashire County Cricket Club Quarter Strategic Location 12
7. Trafford Centre Rectangle Strategic Location 13
8. Carrington Strategic Location 14
9. Housing 16
10. Gypsy, Roma & Travellers Community 17
11. Regeneration 18
12. Transport 20
13. Low Carbon Growth Areas 22
14. Flooding 23
15. Employment 24
16. Sale Town Centre 28
17. Stretford Town Centre 30
18. Urmston Town Centre 31
19. District Centres 32
20. Local Centres 34
21. Out-of-Centre Retail 36
22. Historic Environment 38
23. Natural Environment 45
24. Green Infrastructure 46
25. Sports and Leisure Provision 48
26. Open Space 48
27. Green Belt and Other Protected Open Land 50

Appendix A – Sites Not Proposed for Inclusion in the draft Land Allocations Plan. ... 52
Appendix B – Assessment of Options for Sites to be included in the draft Land Allocations Plan. 62
Appendix C – Boundary Options Plan for Wharfside Strategic Location 127
Appendix D – Boundary Options Plan for LCCC Quarter Strategic Location 131
Appendix E – Boundary Options Plan for Trafford Centre Rectangle Strategic Location 135
Appendix F – Boundary Options Plan for Carrington Strategic Location 139
Appendix G – Boundary Options Plans for Regeneration Areas 143
Appendix H – Boundary Option Plans for Sale Town Centre 155
Appendix I – Boundary Option Plan for Stretford Town Centre 159
Appendix J – Boundary Option Plans for Urmston Town Centre 163
Appendix K – Boundary Option Plans for District Centres 167
Appendix L – Boundary Option Plans for Out-of-Centre Retail Warehouse Parks 173
Appendix M – Boundary Option Plans for Conservation Areas 177

This page intentionally left blank

1. Introduction

1.1 The Trafford Local Plan: Land Allocations Plan (hereafter referred to as the Land Allocations Plan) is part of Trafford's Local Plan.

1.2 The Local Plan consists of a number of policy documents that guide the use of land and new development throughout the borough until 2026/2027. The requirement to produce a development plan is maintained by the Localism Act 2011.

1.3 Once adopted, the Land Allocations Plan will form part of the development plan for Trafford, which will consist of:

- The Trafford Local Plan: Core Strategy (Adopted January 2012);
- Greater Manchester Joint Waste Plan (Adopted April 2012);
- Greater Manchester Joint Minerals Plan (Adopted April 2013);
- The Trafford Local Plan: Land Allocations Plan (emerging)
- Altrincham Town Centre Business Neighbourhood Plan (emerging)

1.4 The Core Strategy sets out the planning framework for development in Trafford up to 2026 and is the overarching policy document in Trafford's Local Plan. It sets out the scale and general location of future development, and includes policies to deliver the Core Strategy Vision, including the identification of five strategic locations. It contains policies on the level of housing and economic growth and establishes the borough's retail hierarchy. It also contains borough-wide planning policies including the Council's approach in relation to meeting housing needs, reducing inequalities, securing sustainable development and protecting the historic and natural environment.

1.5 The draft Land Allocations Plan proposes the designation and protection of land for a range of uses to support the vision, objectives and policies of Trafford's Core Strategy. It covers the whole Borough and contains sites for development including housing and employment. It also allocates transport infrastructure and land designations for environmental and heritage protection. It will provide increased certainty and guidance for developers and members of the public on both the location of development and the detailed design and sustainability principles that development must achieve.

1.6 The purpose of this document is to demonstrate how, through the consideration of a number of options for each policy area and site, the policies and allocations in the draft Land Allocations Plan have been derived.

2. Policy Options

2.1 In accordance with national and European Regulations, the Council has sought to demonstrate that the draft Plan and the policies within it are the most appropriate when considered against reasonable alternatives and that this is clearly set out and publicly available so that the effects of the plan can be understood.

2.2 A number of factors were used to determine the alternative options for each allocation boundary and policy, including the existing position from the Revised UDP, submissions made at the Call for Sites and Shaping the Plan stages, to reflect changes in circumstances on the ground, etc. In some cases, it was considered that there were

limited realistic alternatives to an existing boundary or a policy although some options for change, even if they can be regarded as minor, were considered under each policy area.

2.3 Each identified option was assessed, principally in relation to sustainability objectives but also in terms of viability and conformity with the Core Strategy, and on this basis a preferred boundary or policy option was selected. Where options involved a change to a boundary from the UDP or consideration of different boundaries these are shown in Appendices below.

2.4 In general, the preferred options have been shown to be sustainable, deliverable and in conformity with the rest of the Local Plan. Where there may have been some issues, the preferred option and draft policy also sets out any required mitigation measures.

2.5 The detailed identification of options is set out below, grouped under individual policy areas, alongside a summary of the Sustainability Appraisal of each option and other factors that were considered in the identification of the preferred option, alongside the justification for the preferred policy option.

2.6 The full Sustainability Appraisal of the options and the draft policies can be found in the accompanying Sustainability Appraisal Report (January 2014).

2.7 On the basis of the appraisals of options set out in this document, it is considered that the draft policy and site allocations in the draft Land Allocations Plan have been positively prepared and are, in principle, justified, effective and consistent with national policy in accordance with paragraph 182 of NPPF.

2.8 Through further detailed consultation and cooperation with the community and stakeholders, the Council will continue to test the proposed policies and site allocations against the NPPF requirements prior to Publication of the Proposed Submission version of the Land Allocations Plan.

3. Site Selection

3.1 This document describes the process for, and the outcome of, the selection of sites in the Local Plan to meet the identified development needs.

3.2 The National Planning Policy Framework sets out a number of requirements that should be considered when making decisions about the inclusion of land to meet the assessed development requirements in the local plan. In particular, the Local Planning Authority should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate (Para 157). In addition, these allocations should be based on realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period (Para 159).

3.3 Many sites may have development potential, but the Land Allocations Plan cannot identify and allocate every one. In order to fulfil the objectives of the Core Strategy, only site allocations that have been assessed as sustainable and deliverable have been included at this stage.

3.4 A site's exclusion from the draft Plan does not necessarily imply that it is unimportant. Development sites considered for allocation and inclusion in this Plan will generally be above 0.4 hectares. Other sites may be important locally, but development management policies within this document, the Trafford Core Strategy, Government Guidance and other policies will be sufficient to guide future planning decisions on the vast majority of "other smaller" sites.

3.5 In order to fulfil the objectives of the Core Strategy, site allocations must be available, realistic and have reasonable prospects of success. Some sites may already have planning permission, but may not have been started or completed.

3.6 In some cases, sites promoted for development by developers and land owners may not have been included within the Plan. Reasons for this can vary, but they could include sites below the site size threshold, potential proposals which are contrary to the Core Strategy and/or may be subject to other policy restrictions and/or other constraints.

3.7 All the sites which have been identified but not put forward for inclusion in the draft Plan at this stage, by reason of their size, etc. are listed in Appendix A.

3.8 For those sites which have been put forward for inclusion in the draft Plan, the Council undertook a detailed site selection process and considered options for each site in terms of their development potential for housing, employment and mixed-use. The detailed methodology for selecting sites is set out below and the full list of sites and the outcome of their assessment can be found in Appendix B.

3.9 The site selection process was an iterative one which considered both general and site specific evidence. It was considered that the potential for new development can occur when:

- Buildings and/or uses are no longer required and become surplus to requirements
- Needs or opportunities are identified for new uses
- There are opportunities for intensification involving demolition and rebuilding
- Buildings deteriorate and they come to the end of their useful life
- Land is assembled to create larger potential redevelopment sites
- Existing occupiers and activities need to expand
- "Windfalls" emerge as land ownership changes or businesses or other uses close down or relocate.

3.10 To understand the potential for development land in the Borough, the following variety of sources were reviewed:

- Engagement with land owners and developers
- Development monitoring and planning decisions
- Planning database and planning inquiries
- Revised Trafford UDP allocations
- Trafford Local Plan: Core Strategy
- Annual Monitoring Report
- Trafford Asset Management strategies
- Trafford Employment Land Review 2009
- Trafford Strategic Housing Land Availability Assessment
- Council and partners' regeneration strategies

Call for sites Consultation 2007 and 2012

3.11 The above was supported by the production of a site submission pro-forma to be used during the consultation stages, which offered opportunity for sites to be submitted for consideration for development or protection. The pro-forma asked for submission of

sites which had the potential for development or protection over the next 15 years. To gain consistent information for each site regarding its suitability, availability and deliverability, baseline information was requested including: ownership, existing use, proposed use, an OS site plan and site size.

3.12 Two rounds of consultation were undertaken, the first commenced on 9th November 2007 to 21st December 2007 and the second on 3rd August 2012 to 14th September 2012. There were nearly 180 individual site submissions during the consultation stages which were considered for a range of development purposes.

Determining the Options for sites

3.13 Using the above information a list of the potential sites for allocation above the site threshold of 0.4ha was drawn up for assessment using the sustainability appraisal framework as set out in Appendix 3 of the SA Report. Realistic options for the allocation of these sites were determined to be either housing, employment, mixed use or other e.g. open space (only where this was specifically suggested as a result of the call for sites).

3.14 Sites were only assessed for multiple options where this was considered to be realistic. This decision was made taking into account the results of key pieces of evidence; primarily the SHLAA which demonstrated a shortfall in supply of land for housing and the Employment Land Study which indicates a sufficient supply of employment land to meet projected needs over the plan period.

3.15 Consequently it was concluded that all sustainable sites, previously identified within the SHLAA, should be retained to contribute to meeting the housing land supply needs. However having established that such an approach would not result in sufficient land being identified, consideration was given to the need to assess appropriate surplus land such as sites historically considered to offer employment potential. The following assumptions were made in carrying out the sustainability appraisal of realistic options for these sites:

- All sites in the SHLAA but not proposed by others, as part of the call for sites, for an alternative use were assessed for housing only.
- All sites not in SHLAA or the Core Employment areas of Trafford Park and Broadheath but which were identified as potential employment sites in the Employment Land Study were assessed for all three options.
- All sites in the Employment Land Study and in the Core Employment areas of Trafford Park and Broadheath were assessed for employment only.
- All sites not in the SHLAA, not in a core employment area but proposed for housing as part of the call for sites were assessed for housing only.
- All sites proposed for a specific use in the call for sites were assessed for that use only However where they were also identified in the SHLAA and/or the employment land survey the option(s) of housing and/or employment were also assessed.

The decision process for the allocation of sites

3.16 The SA results of all the site appraisals can be found in the SA Report and its Appendices. The appraisals take account of sustainability considerations such as distances to key services, accessibility, flood risk, contamination, air and noise pollution; community infrastructure provision and key utility provision. For each of the sites found to be sustainable, additional information was used to determine whether a site should be allocated and what the preferred option for its use should be; this evidence included the topic papers, NPPF, Core Strategy Policy, and viability information.

3.17 Where a site was found to be sustainable for housing plus one or more uses, the above information was used to determine whether or not the need to provide sufficient housing land was greater than the need for the other use(s). In some cases this resulted in sites being allocated for either pure housing or a mix of uses, including housing.

3.18 Sites that were either not sustainable or compliant with Policy e.g. housing sites proposed in the Green Belt or on protected open space were not included. The full list of preferred options for allocation with the reason for the decision made is set out in Appendix B of this Report.

4. Pomona Island Strategic Location

4.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues set out in Topic Paper TP1: Pomona and the representations received and sites submitted in response to earlier consultations.

4.2 **Option 1: Maintain Core Strategy Policy SL1 Proposals –** This option essentially would maintain the 'status quo' and retain the proposal for the site to be developed for an even mix of 800 dwellings and 10ha of employment development. This more or less carries forward the existing mixed use allocation from the UDP (albeit with more housing proposed) and reflects the context for the site within the Regional Centre.

4.3 **Option 2: Increase Residential Allocation** – This option proposes increasing the housing development target on the site from 800 to 1,100 dwellings with a consequent reduction of employment development from 10ha to 7ha. This partly reflects the submission made by the site's owners Peel Holdings and the possibility that more of the site area lies within Flood Zone 2 than was the case when the Core Strategy was produced and therefore the potential for more residential development has increased. It will need to be considered whether there is a need for more residential in this Strategic Location and whether it would upset the balance of the mix of uses which is essential for ensuring the sustainability of the site and its successful contribution to the growth of the Regional Centre.

Defining the Boundary of Pomona

4.4 As set out above, Pomona is a highly constrained site and the canals and railway viaduct create very clear and rigid boundaries to this 'island' site. As such the boundary suggested by Peel Holdings is logical and reasonable and can be used as the basis for the allocation in the Land Allocations Plan albeit the boundary should be extended westwards beyond the Metrolink bridge to include the land along Pomona Strand up to the White City Gyratory. The consideration of options is based on the amount and type of development within the site rather than any options for a bigger or smaller site area. Therefore, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

4.5 The SA (Section 4.1 and Appendix A) concluded that both of the options would have a similar impact on the vast majority of the sustainability objectives. Both options would result in development being directed to a location that is well served by public transport and would support the delivery of a range of services and facilities. Each option

therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities and enhancing choice of travel mode.

4.6 Both options would also have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would deliver a greater quantum of development, there is a higher level of certainty that this option would have a major positive impact on the objective. Both options would have a positive impact on the objective of improving local neighbourhood quality by resulting in the redevelopment of neglected sites that detract from the character of the surrounding area. Both options would also have a major positive effect on the objectives that relate to crime and poverty and social exclusion; and some positive effect on the objective that relates to health. Nevertheless, as Option 1 would be likely to deliver a greater number of employment opportunities, there is a higher level of certainty that this option would have a major positive impact on the objective. Option 1 is also more likely to have a positive impact on the objective that relates to skills and qualifications.

4.7 Both options would result in development being directed to an area that comprises principally of previously developed land which contains areas of potentially high risk contaminated land. Both options would also have the potential to enhance the setting of the grade II listed Brindley's Weir. Accordingly, the SA concluded that both options would have the potential to have a major positive impact on the objective that relates to conserving land resources and some positive effect on the objectives that relate to water quality and enhancing townscape character. Both options would however direct development to a location that is within Flood Zone 2 and both could therefore have a negative impact on the objective of reducing the effects of climate change. Both options would also direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. Both options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and could have a negative impact on the objective of reducing the effects of traffic on the environment.

4.8 Both options would result in development being directed to an accessible location within Old Trafford Priority Regeneration Area and which is in close proximity to key drivers of the regional economy, including Manchester City Centre and MediaCityUK. Both options therefore have the potential to have a positive effect on the objective that relates to Trafford's economic performance. Nevertheless, as Option 1 is likely to result in a significantly greater provision of employment development, the appraisal considered that this option has the potential to have a major positive impact on the objective. Both options could also have a major positive effect on the objective concerned with reducing economic disparities and some positive effect on the objective of enhancing Trafford's image as a tourism destination. Nevertheless, as Option 1 would be likely to deliver a greater number of employment opportunities, there is a higher level of certainty that this option would have a major positive impact on the objective.

Preferred Option

4.9 Based on the evidence set out above and the sustainability and viability appraisals, the Council's preferred option is Option 2 to increase the residential allocation to 1,100 units and reduce the employment land allocation to 7ha. Although, as set out above, the Sustainability Appraisal demonstrated that this option would have less benefit in terms of economic objectives, it is considered that the social benefits of greater housing provision outweigh these economic benefits due to the greater need for housing in sustainable locations such as this. In addition, it is considered the harm to economic objectives will be minimal in that the identified demand of employment can still be accommodated

within 7ha of land as it will be for high density office type development. The provision of more housing on Pomona is also consistent with the aspirations of the landowner as submitted in their representations.

4.10 Therefore, Policy POM1 in the draft Plan has been written to reflect this increase in housing provision whilst maintaining an appropriate allocation of office floorspace within the Strategic Location. Although the allocation for 1,100 residential units is greater than the 800 units identified within Core Strategy Policy SL1, it is considered that this is acceptable as it has been shown to be sustainable and deliverable, is consistent with the overall objectives of the Core Strategy and would not harm any other policy objectives within the Local Plan. Other aspects of CS Policy SL1, such as the type of housing that is required, are unchanged.

4.11 Policy POM1 has therefore been drafted with a higher residential provision and the other allocations within the policy relating to employment and leisure development, community facilities and open space / green infrastructure have been set at a level to ensure the development of the whole location is sustainable.

5. Wharfside Strategic Location

5.1 This section sets out 3 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues set out in Topic Paper TP2: Wharfside and the representations received and sites submitted in response to earlier consultations.

5.2 **Option 1: Maintain Extent of Wharfside boundary shown on UDP Proposals Map –** This option essentially would maintain the 'status quo' and retain the boundary from the UDP which was more tightly drawn and does not extend to Europa Way. Doing this may restrict the ability of the Strategic Location to deliver the amount of mixed-use development proposed in Core Strategy Policy SL2 although conversely it may help protect valuable industrial uses in this part of Trafford Park.

5.3 **Option 2: Match Wharfside Boundary to Regional Centre Boundary shown in Core Strategy** – This option proposes extending the UDP boundary westwards to broaden the potential for mixed-use development and regeneration to a wider area and to bring it into line with the Regional Centre boundary designated in the Core Strategy (Appendix 1) and the more natural physical boundary of Europa Way.

5.4 **Option 3: Extend Wharfside Boundary along Ship Canal frontage to include additional sites** – This option is as proposed by Peel Holdings and would include the Dry Docks, oil refinery site and oil storage depot located on the southern side of Trafford Wharf Road.

5.5 The plan showing these 3 boundary options can be found in Appendix C.

Sustainability Appraisal of Proposed Options

5.6 The SA (Section 4.2 and Appendix B) concluded that each of the options would have a similar impact on the vast majority of the sustainability objectives. Each option would result in development being directed to a location that is well served by public transport and would support the delivery of a range of services and facilities. Each option therefore has the potential to have a major positive impact on the objectives relating to

improving accessibility to services and facilities and enhancing choice of travel mode. Nevertheless, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that it would have a major positive impact on the objective.

5.7 The SA considered that each option would have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as Option 1 would limit the amount of land available within the Strategic Location, there is a lower level of certainty that this objective would deliver the 900 units envisaged for this area by Core Strategy policy SL2. All of the boundary options would have a positive impact on the objective of improving local neighbourhood quality by resulting in the redevelopment of neglected sites that detract from the character of the surrounding area. Each of the options would also have a major positive effect on the objectives that relate to crime and poverty and social exclusion; and some positive effect on the objective that relates to health. Nevertheless, there is a lower level of certainty that Option 1 would have a major positive impact on the objective relating to poverty and social exclusion. There is however a low level of certainty that Option 3 would have a positive impact on the objective that relates to skills and qualifications.

5.8 The SA considers that each option would result in development being directed to an area that comprises principally of previously developed land which contains areas of potentially high risk contaminated land. All of the options would therefore have the potential to have a major positive impact on the objective that relates to conserving land resources and some positive effect on the objectives that relate to water quality. Each option would however direct development to a location that is within Flood Zone 2 and could therefore have a negative impact on the objective of reducing the effects of climate change. Each of the options would also direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. All of the proposed boundary options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and could have a negative impact on the objective of reducing the effects of traffic on the environment.

5.9 Each option would result in development being directed to an accessible location within Old Trafford Priority Regeneration Area and which is in close proximity to key drivers of the regional economy, including Manchester City Centre, MediaCityUK and Trafford Park. Each option therefore has the potential to have a major positive effect on the objectives that relate to Trafford's economic performance and reducing economic disparities. However, as Option 1 would limit the amount of land available within the Strategic Location, this option is less likely to result in the delivery of the level of employment floorspace envisaged by Core Strategy SL2. As such, there is a lower level of certainty that this option would have a major positive impact on these objectives. Each option could however have a major positive effect on the objective concerned with enhancing Trafford's image as a tourism destination.

Preferred Option

5.10 The SA (Section 4.2) concluded that there was little difference in the impact of the 3 Options on the Sustainability Objectives. On balance, however, the most logical of the three boundary options for Wharfside set out above is aligning it with the adopted Regional Centre boundary as detailed in Option 2. This would ensure a close fit in spatial terms with the objectives for the Regional Centre and the policy guidance in Core Strategy Policy SL2. The boundary is also logical in physical and land use terms as it provides a reasonably distinct divide between the more tradition employment uses in

Trafford Park Core and the more diverse employment, leisure and tourism uses in Wharfside.

5.11 Whilst there are positive benefits in extending the boundary to include the oil terminal as set out in Option 3, the likelihood that the Valero-owned oil terminal is likely to remain in operation means that it may not be appropriate to have a wider boundary, in order to ensure there is a suitable buffer between existing established heavy industry uses in this part of Trafford Park and the newer, potentially residential uses that may come forward on Wharfside.

5.12 It is therefore proposed that the boundary for Wharfside be aligned with the Regional Centre boundary as set out in Option 2 above.

6. Lancashire County Cricket Club Quarter Strategic Location

6.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP3: LCCC Quarter.

6.2 **Option 1: Limited Area focused on protecting the Cricket Stadium and administrative functions** – This option would limit the boundary of the Strategic Location to the 'rectangle' defined by the Metrolink line, Sir Brian Statham Way/Warwick Road, Chester Road and Great Stone Road. This would be focused on protecting the sporting and tourism function of the Cricket Club with some potential for associated development on land south of Talbot Road. To the north of Talbot Road, a similar approach to the protection of the 'Civic Quarter' consisting of Trafford Town Hall, Stretford Police Station, Trafford College, Stretford Leisure Centre sites would be considered, with a preference for housing should any of these sites come forward during the plan period.

6.3 **Option 2: Wider Area designation to promote a broader mix of uses in the Strategic Location –** This option would include the core area set out in Option 1 above, but would also include sites to the east of Warwick Road and north of Chester Road which have more potential for redevelopment for housing. It would consider the allocation of 'mixed-use' zones along Chester Road, Warwick Road and Great Stone Road, in order to strike a balance between retaining the existing land value of some (retail) sites and delivering much needed housing in this area.

6.4 The plan showing these 2 boundary options can be found in Appendix D.

Sustainability Appraisal of Proposed Options

6.5 The Sustainability Appraisal (section 4.3 and Appendix C) concluded that both of the proposed boundary options would have a major positive impact on a wide range of sustainability objectives. Both options would result in development being directed to a location that is well served by public transport and which is within convenient walking distance of a range of services and facilities. Each option therefore has the potential to have a major positive impact on the objectives relating to improving accessibility to services and facilities.

6.6 The appraisal concluded that both options would have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would be more likely to deliver a greater quantum of development, there is a higher level of certainty that this option would have a major positive impact on the objective. The wider boundary proposed by Option 2 would result in a number of neglected buildings being included within the Strategic Location, such as those on the northern part of Warwick Road. As such, Option 2 has the potential to result in improvements to a number of neglected buildings and could therefore have a positive impact on the objective relating to neighbourhood quality. Option 2 could also result in a greater quantum of development being delivered and therefore has a greater potential to have a negative impact on the objective of reducing the effects of traffic on the environment.

Preferred Option

6.7 On balance, it is considered that a wider boundary for the LCCC Quarter Strategic Location as set out in Option 2 above will have greater sustainability benefits and a better chance of delivering the Core Strategy objectives set out in Policy SL3 (particularly in terms of housing land) than focussing the boundary on a narrower area.

7. Trafford Centre Rectangle Strategic Location

7.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP4: Trafford Centre Rectangle Strategic Location.

7.2 Trafford Centre Rectangle is a location with clearly defined physical boundaries, namely the Manchester Ship Canal, the Bridgewater Canal, A5081 Park Way and the M60. As such the boundary suggested by Peel Holdings is logical and reasonable and can be used as a basis for the allocation in the Land Allocations Plan.

7.3 However, it is considered reasonable to consider 2 different (albeit similar) options for the boundary of the Trafford Centre Rectangle Strategic Location in order to ensure that the implications of a boundary defined by the 4 physical features set out above are properly considered.

7.4 **Option 1**: **The first option considered was to retain the previous UDP boundary for this location as defined on the Proposals Map and Proposal TCA1**.

7.5 **Option 2**: **The alternative option considered by the plan was to extend the boundary of the area to include additional land adjacent to Junction 9 of the M60**.This includes the site of the permitted 4* hotel and land that is designated as Protected Linear Open Land (OSR6) in the UDP.

7.6 The plan showing these 2 boundary options can be found in Appendix E.

Sustainability Appraisal of Proposed Options

7.7 The SA concluded (Section 4.4 and Appendix D) that the difference between the two boundary options is relatively minor and, as a result, both options would have a very similar impact on the sustainability objectives. Both of the options would have a major

positive impact on a wide range of sustainability objectives. The key ones relate to enhancing Trafford's economic performance; improving the Borough's image as a tourism location; achieving a better balance and mix in the housing market; and improving local neighbourhood quality. Both options may also be a major positive effect on reducing disparities, and some positive impact on the objective relating to 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.

7.8 The SA did however conclude that the proposals for the Strategic Location may have a negative impact on a number of sustainability objectives. Both options would direct development to a location that is in close proximity to the motorway network and to roads that have been identified as experiencing congestion. Consequently, due to the quantum of development that would be delivered in this location, both options could have a negative or uncertain impact on the objectives that relate to 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 could help address the potential negative impacts from both of the options on the objectives relating to open space, biodiversity, flora and fauna and reducing the effects of climate change objectives.

Preferred Option

7.9 Although it is recognised that there is little difference between the 2 boundary options, it is considered that Option 2 is the preferred option as it would be more appropriate in physical terms, would reflect all the existing permissions and development potential of the location and is considered to be sustainable and viable.

8. Carrington Strategic Location

8.1 This section sets out 3 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP5: Carrington Strategic Location. The boundary options for the Strategic Location of Carrington are:

8.2 **Option 1 - To retain the UDP Policy E15 Carrington PRA boundary.** The scale of land within the boundary can accommodate the quantum of residential and economic development proposed within the Core Strategy. It offers little opportunity to make direct links with Partington as the boundary stops at the railway embankment and therefore limits the scope to increase the physical connections between Carrington and Partington.

8.3 **Option 2 - To widen the UDP Policy Carrington E15 boundary to include the Policy C8 land to the south of Carrington.** Boundary Option 2 increases the boundary from that set out in Option 1 to also include the Policy C8 land to the south of Carrington, which is identified in the Trafford UDP as protected open land. This option allows for the future use of this land to be assessed as part of the long-term future development of Carrington and for the potential alignment of the new road infrastructure.

8.4 **Option 3 - To broaden Option 2, to include the land in eastern Partington.** Option 3 boundary includes option 2 and increases the location boundary to include Policy E7

Main Industrial Area (UDP) and adjoining Partington open space and recreational land (OSR7(ii) and 12(iv). This will allow for greater flexibility in the development of Carrington and offers the opportunity for better connectivity with Partington, provides scope for strong links between the two communities and support for Partington community and its services. This option results in the boundaries for the Carrington Strategic Location and Partington PRA to overlapping, to help develop strong links between these communities via transport, recreation, facilities and services.

8.5 The Strategic Location boundary options need to offer flexibility in the development of Carrington. The location is to deliver a sustainable community in an attractive countryside setting, with the offer of quality, frequent public transport provision including active-travel routes. Carrington will provide a quality family housing environment and a work environment which is of a scale that offers a range of economic uses to be located without having a negative impact on residential and community use areas including active travel routes.

8.6 The plan showing these 3 boundary options can be found in Appendix F.

Summary of the Sustainability Appraisal

8.7 The SA concluded (Section 4.5 and Appendix E) that each option would include sufficient land to accommodate the quantum of housing and employment development envisaged by Core Strategy policy SL5. As such, each option has the potential have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing Trafford's economic performance, with Option 3 including land in Partington and therefore also offering the opportunity to provide new homes in a Priority Regeneration Area. Each of the options would also support the delivery of new transport infrastructure, education facilities, open space and sports facilities, shops and community facilities. As such, each option could also a positive effect on the objectives that relate to transport infrastructure; access to services and facilities; health; and skills and qualifications.

8.8 Each option would result in development being directed to an area that comprises principally of previously developed land which contains areas of potentially high risk contaminated land. Each option could however direct development to a location that contains land within Flood Zones 2 and 3a and could therefore have a negative impact on the objective of reducing the effects of climate change. Each of the options would also direct development to an AQMA and could therefore have an adverse impact on the objective of improving air quality. All of the proposed boundary options would also have an uncertain impact on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production and could have a negative impact on the objective of reducing the effects of traffic on the environment.

8.9 Each option would support the creation of a range of employment opportunities in a location that is in close proximity to Partington Priority Regeneration Area. Each option therefore has the potential to have a major positive effect on the objectives that relate to reducing poverty and social exclusion; and reducing economic disparities. However, as Option 3 would enhance the level of integration between the Carrington Strategic Location and Partington Priority Regeneration Area there is a greater level of certainty that this option would have a major positive impact on the objective. Each option could support the redevelopment of vacant, previously developed land that presently detracts from the setting of the listed Church of St George, which would have a positive impact on the objective that relates to landscape and townscape character. Options 2 and 3 would however include an area of land within the Strategic Location boundary which has

been identified by Core Strategy Policy R4 and on UDP Proposals Map ENV17 as an area where landscape character would be protected. The inclusion of this parcel of land within the Strategic Location boundary could place additional development pressure on this land and, as a result, could have an adverse impact on landscape character. Nevertheless, it is recognised that Core Strategy policy R4 protects this land from development. As such, the impact of both Options 2 and 3 on this objective are considered to be uncertain.

Preferred Option

8.10 To offer the widest opportunity to deliver a sustainable mixed use community which supports Partington, boundary option 3 provides the greatest flexibility for a policy development option. This option allows for wider collaboration with a broader group of landowners to help deliver a community which physically connects with Partington and encourages the two communities to support local facilities and services. The overlapping of the two boundaries will help deliver a range of place objectives for Carrington and Partington in particular CAO4, CAO8 CAO10, PAO8 and PAO14. It also allows land that currently prohibits public access to be considered as part of the wider development proposal.

9. Housing

9.1 This section summarises the options considered for the housing policies and for appraisal against sustainability objectives. The options take account of the issues and evidence identified in Topic Paper TP6: Housing.

Consideration of options

9.2 Policy HO1 seeks to identify sufficient land to meet the housing land target set by Policy L1 of the Core Strategy, as such no realistic alternative options exist in relation to the total amount of land to be identified. Therefore, there are no boundary option plans appended to this report. Options do exist, however, in relation to which sites should be specifically allocated in the Plan, in terms of site size threshold, density ratios and site specific considerations.

9.3 In terms of site size threshold consideration was given to an appropriate site size based on data contained within the Council's Strategic Housing Land Availability Assessment (SHLAA). It was concluded that it would be appropriate to allocate only sites above a 0.4Ha threshold, in contrast to the single unit threshold which would continue to be applied to sites within the SHLAA.

9.4 In terms of density ratios to be applied to sites where no further site specific information is known, consideration was given to whether to maintain the density ratio used historically in the SHLAA or whether it would be more appropriate to use the density assumptions underpinning the Trafford Community Infrastructure Levy (CIL). It was concluded that those ratios used within the CIL evidence provide a more realistic option, in that they are founded on more recent examples in the field.

9.5 In relation to which individual sites should be specifically allocated in the Plan a number of site specific appraisals have been carried out, the details of which can be found in Appendix B of this document.

Proposed Policy

9.6 Policy HO1 and Appendix C of the Draft Allocations Plan sets out the individual sites for allocation for housing.

9.7 Policy HO2 sets out a criteria-based policy to determine planning applications on land not currently identified for residential development. Policy HO3 sets out a criteria-based policy to determine planning applications for the development of residential accommodation for older persons. Both policies represent updated versions of existing UDP policies, bringing them in accordance with the aims and objectives of the Core Strategy.

9.8 The Sustainability Appraisal of these policies and the individual sites can be found in section 4.6 of the SA report and Appendix F.

10. Gypsy, Roma & Travellers Community

10.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP7: Gypsy, Roma & Travellers Community.

10.2 **Option 1: The Council will allocate the existing Stones Meadow, Manchester Road, Carrington, site for Gypsy and Traveller use.** This site will provide accommodation for 17 caravan pitches (granted planning permission 1985). The Council will also support an extension to this site, as previously a planning application has been submitted to develop the land to the east of the Stones Meadow site for Gypsy and Traveller accommodation. The future need and allocation of deliverable sites will be determined by the findings of the Greater Manchester Gypsy and Traveller Accommodation Assessment. The work is to report its findings in summer 2014 and will be used to allocate deliverable sites across Greater Manchester.

10.3 **Option 2: The Council will not identify a site for Gypsy and Traveller use and instead rely solely on the guidance contained within the Core Strategy.** The future need will be informed by the findings of the Greater Manchester Gypsy and Traveller Accommodation Assessment (GM GTAA). The work is to report its findings in summer 2014 and will be used to allocate deliverable sites across Greater Manchester.

10.4 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

10.5 The SA concluded that the option of allocating the existing Stones Meadow site for Gypsy and Traveller use to provide accommodation for 17 caravan pitches and providing support for an extension on the land to the east of the site has the potential to have a positive impact on a number of objectives. In particular, it concluded that this option would contribute towards meeting the housing needs of all sections of the community and could therefore have a positive impact on the objective of achieving a better balance and mix in the housing market. The option could also support the remediation of a site that is identified in the Trafford Contaminated Land Prioritisation Mapping as potentially medium risk contaminated land and could therefore have a positive impact on the objectives relating to land contamination and water quality. In

addition, the site is at a low risk of flooding and the SA therefore considered that the policy could have some positive effect on the objective of reducing the impacts of climate change.

10.6 The SA noted that Option 1 would however direct Gypsy and Traveller Communities pitches to a location that is not particularly well served by public transport and where there are few local facilities within convenient walking distance. The option therefore has the potential to have some negative impact on the objectives of improving accessibility to services and facilities and choice of transport mode. Nevertheless, it is located within the Carrington Strategic Location which will benefit from a significantly improved and new public transport network and an active travel route network. Furthermore, the policy confirms the existing use of the site, with new development limited to the area to the east of the site.

10.7 By contrast, the SA concluded that Option 2 would have no significant impact on the vast majority of the sustainability objectives. However, by potentially reducing the likelihood of the required number of pitches being provided, it considered that Option 2 could have some negative impact on the objective of achieving a better balance and mix in the housing market.

10.8 The full appraisal can be found in the SA Report (section 4.7 and Appendix G)

Preferred Option

10.9 The preferred option is Option 1, as this will allocate a site for Gypsy and Traveller communities use and support an extension on the land to the east of the site. It is demonstrated to be sustainable and will meet present needs. In contrast Option 2, is not as sustainable and if no site is allocated and sites come forward via planning applications there is the potential that insufficient provision is made. Future demand will be informed by an up to date GM GTAA report.

11. Regeneration

What Options Exist to Modify the Boundaries?

11.1 The following 2 options are proposed for each of the boundaries of the 3 priority regeneration areas, based on the current (2010) IMD data:

- Option 1 - All the LSOA that have multiple IMD criteria in the top 20% most deprived; or
- Option 2 - All the LSOA that have multiple IMD criteria in the top 20% most deprived and widened to include an established neighbourhood.

11.2 The following 2 options are proposed for each of the boundaries of the 6 regeneration areas, based on the current (2010) IMD data:

- Option 1 - All the LSOA that have multiple IMD criteria in the top 10% most deprived; or
- Option 2 - All the LSOA that have multiple IMD criteria in the top 10% most deprived and widened to include an established neighbourhood.

11.3 The plans showing all these boundary options can be found in Appendix G.

Summary of the Sustainability Appraisal of the boundary options

Old Trafford

11.4 The SA concluded (Section 4.8 and Appendix H) that both options would result in development being directed to locations that are served by public transport and which are within convenient walking distance of a range of services and facilities. Both options would result in development taking place within the most deprived parts of Trafford and would have the potential to contribute to the regeneration of the local area and could generate employment opportunities for local residents. Other social objectives that both options could have a positive impact on include those that relate to crime; community welfare; health; and education and skills.

11.5 The SA noted that both options could have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would be more likely to deliver a greater quantum of development, it concluded that there is a higher level of certainty that this option would have a major positive impact on the objective. The wider boundary proposed by Option 2 could also result in a greater number of neglected buildings/sites being included within the PRA. As such, Option 2 has the potential to result in improvements to a number of neglected buildings and could therefore have a greater positive impact on the objective relating to neighbourhood quality.

11.6 Both options could have a positive impact on the objectives that relate to conserving land resources and protecting water quality. Both options could however generate additional traffic within an AQMA and could therefore have an adverse impact on the objectives of improving air quality and reducing the effects of traffic on the environment. Both options would also have an uncertain impact on the objectives relating to reducing contributions to climate change; biodiversity; and reducing the environmental impacts of consumption and production.

11.7 Whilst Core Strategy Policy L3 does not envisage that the PRAs will be a major focus for employment development, development in this area could enhance the image of the tourism offer in Trafford and would have the potential to generate some employment opportunities. As such, the SA considered that both of the proposed boundary options would have some positive impact on the objectives relating to enhancing Trafford's economic performance and reducing disparities and enhancing Trafford's image as a tourism destination. Both options could also have some positive impact on the objective of encouraging the sustainability of Trafford's town centres.

Partington

11.8 Option 2 has more positive impacts on the sustainability objectives as it has the land available to deliver a greater quantum of housing, the shopping centre and green loop. The scale of development will also help support and sustain public transport provision.

11.9 Option 1 will not be able to deliver the housing target set for Partington or the shopping centre and is less likely to achieve the objectives set out in Core Strategy Policy L3.

Sale West

11.10 Both of the proposed options have very similar impacts on the sustainability objectives, particularly in terms providing opportunities to reduce deprivation. Whilst Option 1 is still likely to have a positive impact on the housing market in Trafford as this contains most of the land available for residential development. The wider social and health benefits of improving access to the open countryside and improved public transport provision are more realistically delivered by the wider area option (option 2).

Other Regeneration Areas

11.11 Both options have been subject to a Sustainability Appraisal and it concluded that both will have a positive impact on a number of sustainability objectives. Option 1 only defines individual LSOAs that are within the top 20% IMD, resulting in discrete isolated boundaries with little opportunity for improvements. Option 2 with its wider neighbourhood boundary offers opportunities to improve access to public transport corridors to provide opportunities to employment and/or education facilities. The detailed SA for these options can be found in Appendix H.

Preferred Options

Old Trafford

11.12 On balance, it is considered that a wider boundary for the Old Trafford PRA as set out in Option 2 above will have greater sustainability benefits and a better chance of delivering the Core Strategy objectives set out in Policy L3 than focussing the boundary on a narrower area. The SA noted that both options could have a major positive impact on the objectives relating to achieving a better balance and mix in the housing market and enhancing transport infrastructure. However, as option 2 would be more likely to deliver a greater quantum of development, it concluded that there is a higher level of certainty that this option would have a major positive impact on the objective. The wider boundary proposed by Option 2 could also result in a greater number of neglected buildings/sites being included within the PRA. As such, Option 2 has the potential to result in improvements to a number of neglected buildings and could therefore have a greater positive impact on the objective relating to neighbourhood quality.

Partington

11.13 On balance, it is considered that a wider boundary for the Partington PRA as set out in Option 2 above will have greater sustainability benefits and a better chance of delivering the Core Strategy objectives set out in Policy L3 than focussing the boundary on a narrower area.

Sale West

11.14 On balance, it is considered that a wider boundary for the Sale West PRA as set out in Option 2 above will have greater sustainability benefits and a better chance of delivering the Core Strategy objectives set out in Policy L3 than focussing the boundary on a narrower area.

Other Regeneration Areas

11.15 On balance, it is considered that a wider boundary for the 6 Regeneration Areas as set out in Option 2 above will have greater sustainability benefits and a better chance of delivering the Core Strategy objectives set out in Policy L3 than focussing the boundary on narrower areas.

12. Transport

12.1 This section sets out the limited transport options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. It takes into account the issues and evidence identified in Topic Paper TP9: Transport.

Consideration of Options

12.2 The policies as proposed have identified all the necessary transport infrastructure and services needed as a result of existing development requirements, strategic transport modelling work and committed schemes in regional (and sub-regional) strategies. As

these requirements are specific to developed sites and adopted strategies, there are not considered to be any realistic alternatives to the proposed schemes as set out in the transport policy. In terms of the transport modelling work, a further stage of this work is expected to be completed during the preparation of the Trafford Local Plan: Land Allocations document to support the allocations being put forward. Any additional transport infrastructure and services identified through this process will be subject to SA and included within later iterations of the document.

12.3 Whilst there may be a number of options put forward for additional transport infrastructure and services that may be identified through the preparation of this document, these will need to fit within the provisions of the current transport framework through which decisions are made. As such, it is likely that there will only be a limited number of realistic options that are actually deliverable, this means that in most cases there will only be a single option available. Where transport decisions are made, these will be done so in partnership with all the relevant transport bodies including the Department for Transport (DfT), the Highways Agency (HA), Transport for Greater Manchester (TfGM) and the Local Highway Authority, as appropriate.

12.4 Therefore, as there are no options for different allocations proposed, there are no boundary option plans appended to this report.

12.5 The proposed policy has been subject to sustainability appraisal. The full appraisal can be found in the SA Report (Section 4.9 and Appendix I)

Proposed Policy

12.6 The transport policies are proposed to meet identified needs, including those needs from future development identified in the Land Allocations Plan. The SA concluded that these policies could assist in improving the setting of assets in the borough, whilst encouraging some modal shift, improving the functioning of the highway network, which could contribute towards reducing congestion and also promote the sustainable movement of goods and people.

12.7 Policy TR1 incorporates a range of measures to promote walking and cycling. Whilst many of the proposed measures are intended to promote these modes of travel for recreational purposes, the policy does have the potential to encourage walking and cycling as an alternative to travelling by private car, including the Bridgewater Way. The policy also seeks to create a high quality processional route which will link two of Trafford's key tourist attractions – Lancashire County Cricket Club ground and Old Trafford football ground, improving the setting of assets.

12.8 Policy TR2 promotes enhancements to the public transport network that have the potential to result in some modal shift away from travelling by car and improve accessibility for all, including the enhancement of the Metrolink light rail through Trafford Park and further enhancement and improvements to the Quality Bus Corridors in Trafford.

12.9 Policy TR3 promotes a range of measures to enhance the Strategic Road Network, identifies a series of junction improvements that are proposed on the Primary Road Network and safeguards a number of routes to serve development at the Trafford Centre Rectangle and Carrington Strategic Locations which are proposed by policies SL4 and SL5 of the Core Strategy. This includes the M60 MMS between J8 to J12 and the provision of the Western Gateway Infrastructure Scheme (WGIS), which will assist in managing congestion and providing enhanced connectivity.

12.10 Policy TR4 promotes the use of rail and the Manchester Ship Canal as alternative to transporting goods by road, with the potential to reduce the volume of traffic on the roads. The policy further seeks to reduce the impact of freight transport on Trafford's communities by seeking to route vehicles away from residential areas and by stipulating that where the adjoining land use is primarily residential in nature, suitable measures will be required to ensure that the environment and amenity of the occupiers of adjoining properties is not prejudiced by the movement of goods by road.

12.11 Policy TR5 has the potential to support the expansion of Manchester Airport but would also prevent the development of off-airport parking where this would have an adverse impact on the supply of employment land in relation to Core Strategy policies R4, R2 and W1. The Manchester Independent Economic Review (MIER) highlights the crucial nature of the airport to the City Region economy.

13. Low Carbon Growth Areas

13.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP10: Low Carbon Growth Areas.

13.2 **Option 1: Define boundaries for Low Carbon Growth Areas in Altrincham, Carrington and Trafford Park.** Policy L5 of the Core Strategy identified key areas where development by virtue of the scale, the mix of uses and density will create the potential for new developments to generate lower carbon emissions. The draft Land Allocations plan therefore includes a policy to define the precise boundary for these low carbon growth areas. The alternative option of not including a policy to define these areas was also considered by the Sustainability Appraisal (SA).

13.3 **Option 2: Do not define boundaries for Low Carbon Growth Areas in Altrincham, Carrington and Trafford Park.**

13.4 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

13.5 The SA considered that the option of defining boundaries for Low Carbon Growth Areas in Altrincham, Carrington and Trafford Park would have a positive impact on a number of objectives. In particular, it concluded that this option could help reduce the consumption of energy minerals and reduce carbon emissions and could thereby have a major positive effect on the objectives relating to reducing contributions to climate change and reducing the environmental impacts of consumption and production.

13.6 The option could also help improve the environmental performance of the economy, have some positive effect on reducing the impacts of climate change and by having the potential to reduce incidences of fuel poverty may also have some positive impact on the objectives relating to poverty and health. The SA did however consider that there is only a low level of certainty about the impact on all of these objectives as new development in these areas would only be encouraged, rather than required, to connect to low carbon energy generating infrastructure and it is also presently uncertain whether any such infrastructure would be delivered in the area. It is however recognised that the

approach to LCGAs is already set out in the Core Strategy and that requiring development to connect to low carbon energy generating infrastructure could have an adverse impact on the viability of development. As such, no mitigation measures are recommended.

13.7 The SA considered that the option of not defining boundaries for Low Carbon Growth Areas in Altrincham, Carrington and Trafford Park would be unlikely to have any significant impact on any of the objectives.

13.8 The full appraisal can be found in the SA Report (section 4.3 and Appendix J)

Preferred Option

13.9 Although both options are considered to be sustainable Option 1 was considered to other more positive and may attract low carbon energy generating providers to establish infrastructure in these areas and it may provide new developments the opportunity to connect into lower carbon energy generating infrastructure.

14. Flooding

14.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP11: Flooding.

14.2 **Option 1: Safeguard flood storage areas at Sale Water Park and Salisbury Road playing fields in Timperley** and show them on the Policies Map using a specific designation. Development will only be permitted in these areas if it would not have an adverse impact on the functioning of these areas for flood management, will not itself be at unacceptable risk from flooding and will provide access for maintenance purposes. These two areas are used by the Environment Agency for flood storage in Trafford and will provide adequate access for maintenance purposes would be consistent with the National Planning Policy Framework (paragraph 100).

14.3 **Option 2: Do not identify flood management areas.**

14.4 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

14.5 The Sustainability Appraisal concludes that both of the proposed options relating to the identification and safeguarding of areas for flood management are unlikely to have a significant impact on the majority of the sustainability objectives. However, the option of safeguarding flood storage areas at Sale Water Park and Salisbury Road playing fields in Timperley does have the potential to have a major positive impact on the objective relating to reducing the impacts of climate change and its sub-objective of minimising the risk of flooding. By contrast, the alternative option has the potential to have a major negative impact on this objective. Option 1 could have some positive impact on the objective relating to open space and biodiversity by resulting in the protection of areas of open space at Sale Water Park and Timperley. In addition, this option would also have a positive effect on the objective of conserving land resources. By contrast, the alternative

option would be unlikely to have any significant impact on these objectives. Both of the options are unlikely to have a significant impact on any of the other objectives.

13.10 The full appraisal can be found in the SA Report (section 4.11 and Appendix K)

Preferred Option

14.6 Option 1 is the preferred option for the Land Allocations Plan. It has the potential to have a greater positive impact on the sustainability appraisals. Option 2 could also have a negative impact and not fully meet the National Planning Policy Framework (paragraph 100).

15. Employment

15.1 This section sets out a number of options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP12: Employment.

Proposed Options for Employment Land

15.2 **Option 1: Maintain UDP Allocations –** This option essentially would maintain the 'status quo' and retain all the boundaries shown in the Employment and Trafford Park Chapters of the Revised Adopted Trafford UDP 2006 without alteration except for those covered by other Core Strategy Policy Designations such as Strategic Locations or Town Centre. In summary, this includes all the following UDP allocations:

- Proposal E7 – Main Industrial Areas;
- Proposal E10 – Main Office Development Areas;
- Proposal E13 – Strategic Development Sites (excluding SR2, SR3 and SR4 which are now identified within Strategic Locations and LS4 which is included within Stretford Town Centre);
- Proposal TP1 – Trafford Park Core Industrial Area;
- Proposal TP3 – Hadfield Street Industrial Improvement Area and Empress Street Conservation Area;
- Proposal TP4 – Cornbrook Business Park;
- Proposal TP6 – The Village Business Park and Centre;
- Proposal TP7 – Electric Park Strategic Site;
- Proposal TP8 – Thompson Road Local Strategic Site;
- Proposal TP9 – The World Freight Centre

15.3 This is broadly in line with Core Strategy Policy W1 as it covers all the main employment places identified in that policy, with the exception of smaller sites in Old Trafford, Sale and Timperley. There is scope within Policy W1.11, however, to identify smaller sites in the Land Allocations Plan such as the Longford Trading Estate in Stretford or the Canal Road Industrial Estate in Timperley and this is what is proposed under this option, again without altering the boundaries shown in the UDP.

15.4 **Option 2: Decrease Employment Allocations** – This option proposes reducing the extent of the UDP Employment Allocations to take account of those sites that have now been or have planning permission for non-employment uses and in order to maximise residential opportunities on employment sites in certain locations (e.g. Altrincham, Old Trafford) where there is a significant need for affordable and family housing or regeneration in line with Core Strategy Policies L1, L2 and L3. The areas proposed for

allocation under this option include all those set out under Option 1, except for the following:

- Empress Street Conservation Area (Hadfield Street Industrial Area is retained);
- Former Bakemark Factory site on Skerton Road, Old Trafford;
- Ayres Road/Warwick Road South Industrial Area;
- Trafford Bar Office Development Area;
- Britannia Road Industrial Area, Sale (retained with reduced site area to exclude land west of Britannia Road);
- Sale Office Development Area;
- Canal Road Industrial Estate, Timperley (retained with reduced site area to exclude land south of the disused railway viaduct);
- Altrincham Office Development Area

15.5 **Option 3: Increase Employment Allocations** This option proposes increasing the extent of the UDP Employment Allocations in order to ensure that there is sufficient employment land in reserve should available sites within the existing allocations not come forward. This option includes all the areas referred to in Option 1 plus the following areas which could be considered for employment:

- Land at Chester Road / Cornbrook Park Road / Virgil Street, Old Trafford;
- Land at Chorlton Road / Cornbrook Street, Old Trafford;
- Land at Talbot Road, Stretford;
- Land at Barton Bridge, Davyhulme;
- Land at junction of Cross Street / Dane Road / Glebelands Road, Sale;
- Land at Woodfield Road, Broadheath, Altrincham;

15.6 Given the large amount and extent of boundary and site variations covered by these 3 options, they are not illustrated on a plan appended to this document. Reference should be made to the descriptions of sites listed above and the UDP Proposals Map.

Sustainability Appraisal of Proposed Options for Employment Land

15.7 The appraisal concluded that the option of maintaining existing UDP Employment Allocations (Option 1) would be unlikely to have any significant impact on the sustainability objectives.

15.8 It also concluded that both of the other proposed options would have no significant impacts on the vast majority of the sustainability objectives. By reducing the extent of the UDP Employment Allocations to maximise residential opportunities on employment sites in certain locations, Option 2 could support housing delivery and have some positive impact on the objective of achieving a better balance and mix in the housing market. By contrast, the option of extending existing UDP Employment Allocations (Option 3) could result in the loss of some potential housing sites and have a negative impact on this objective.

15.9 The appraisal considered that Option 2 would also be more likely to stimulate investment in existing employment areas and could therefore have some positive impact on the objectives of improving local neighbourhood quality; conserving land resources and reducing land contamination; reducing poverty and social exclusion; protecting and enhancing townscapes; and enhancing Trafford's economic performance. Conversely, by potentially constraining investment opportunities in these areas, Option 3 could have some negative impact on the objectives that relate to local neighbourhood quality; reducing poverty and social exclusion; and protecting townscapes.

15.10 Option 2 would however be more likely to support the delivery of additional development. Consequently, given that any additional development would have the potential to generate traffic; the appraisal considered that this option would have the potential to have some negative impact on the objectives that relate to reducing the effects of traffic on the environment; reducing contributions to climate change; and protecting air quality. There is however only a low level of certainty about this impact as it is unclear how much additional development would be generated by releasing some UDP Employment Allocations.

Preferred Option for Employment Land

15.11 On balance, the Council's preferred option is Option 2 to decrease the total amount of employment land allocated, particularly in areas such as Old Trafford and Timperley to reflect the need and demand for housing land in these locations.

15.12 It is considered that, protecting the core employment areas of Trafford Park and Broadheath, as well as identifying sufficient employment land within Pomona, Wharfside, Trafford Centre Rectangle, Carrington, Davenport Green and the Town Centres, as well as a number of local employment areas in Old Trafford, Stretford, Sale and Altrincham will ensure that a sufficient quantity and quality of employment land will be available to meet requirements over the plan period.

15.13 The 'de-allocation' of some existing employment land in Old Trafford and Timperley and allocation for housing is supported by some of the current site owners (e.g. the CSM site on Skerton Road in Old Trafford) and will enable the delivery of housing on brownfield sites within the urban area in accordance with Core Strategy Policy L1. There is a particular need to identify housing sites within Old Trafford, given its status as part of the Manchester City Region Inner Area. In addition, the viability study demonstrated that industrial development in locations such as these outside of Trafford Park is largely unviable and therefore, preserving this type of land for employment uses would not be deliverable.

15.14 Whilst speculative industrial development in Broadheath and Carrington may be unviable, it is important to retain these areas for employment purposes to enable specific and non-speculative opportunities to come forward, in line with Core Strategy Policy W1.

15.15 On balance, Option 2 has the greater benefits in terms of the sustainability objectives in terms of both meeting housing needs and improvements in environmental quality.

15.16 The full appraisal can be found in the SA Report (section 4.12 and Appendix L)

Proposed Options for Davenport Green

15.17 The Core Strategy identifies 36.5 Ha of land at Davenport Green which will be protected from development unless it can be demonstrated that the proposals for development will deliver an exemplar, very high quality, sustainable B1 business/office employment related development which satisfies the criteria set out in Policy R4.4 of the Trafford Local Plan: Core Strategy including the delivery of a "rural park" on the adjacent 99.1 Ha of land in the Green belt.

15.18 In respect of this overarching Policy, the Core Strategy includes an "inset Proposals Map", at Appendix 4. The main strategic objectives for this policy, including the land to which it relates, transport infrastructure, environmental safeguards, landscape protection and enhancement have therefore been set by the Core Strategy and were subject to SA

during the production of that part of the Local Plan. There are therefore no realistic options in respect of these aspects of the policy.

15.19 However options do exist in relation to matters in respect of the definition of the exemplar development, these are outlined below.

15.20 It is important to note that the actual quantum of development will be determined in accordance with the criteria set in Core Strategy Policy R4.4. However, it is necessary to consider what level of land cover could equate to exemplar development. Evidence prepared on behalf of the Council in relation to the Trafford CIL indicated that in normal style business park development 40% of the development area would be developed. Given this evidence in relation to building density ratios, three options have been considered, to reflect the need for an exemplar development:

- **Option 1:** No more than 20% of the Development Area, (i.e. approximately 7.28 Ha) shall be occupied by buildings (including above ground parking structures).
- **Option 2:** No more than 30% of the Development Area, (i.e. approximately 11 Ha) shall be occupied by buildings (including above ground parking structures).
- **Option 3:** Up to 50% of the development area to be occupied by buildings (including above ground parking structures) has also been considered in order to reflect initial discussions with the landowner.

15.21 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options for Davenport Green

15.22 All three of the options would support the delivery of a development that could significantly boost Trafford's economy, create a significant number of jobs and generate training opportunities and apprenticeships. As such, each of the options would have the potential to have a major positive impact on the objectives that relate to reducing poverty and social exclusion; enhancing Trafford's economic performance; and reducing economic disparities; and some positive impact on the objective that relates to skills and qualifications. Nevertheless, although the actual quantum of development that will be delivered at Davenport Green will be determined in accordance with the criteria set in Core Strategy Policy R4.4, by restricting the amount of land that could be used for built development, there is a lower level of certainty that Option 1 would deliver a quantum of development that would have a major positive impact on each of these objectives.

15.23 Each of the options would be likely to safeguard a sufficient amount of open space to enable sustainable drainage systems to be incorporated into the site. As such, each of the options could have a positive impact on the objectives of minimising the impacts of climate change and protecting and improving water quality. However, given that each of the options would result in the loss of some greenfield land, each option would have a negative impact on the objective of conserving land resources and its sub-objective of increasing the proportion of development built on previously developed land. Given that Option 3 would result in the loss of a greater amount of greenfield land it would have a more significant negative impact on this objective than the other two options.

15.24 Whilst each of the options would have the potential to result in some loss of open fields and strip fields, policy EM4 requires development at Davenport Green to retain key landscape features, establish an attractive edge to the development and provide for a rural park on an adjacent site. The policy also seeks to restrict the heights of buildings on the site. Consequently, each of the options could have some positive impact on the objective that relates to landscape and townscape character. Nevertheless, Option 3

would result in a greater proportion of the site being covered by built development and would therefore result in the loss of a greater amount of open land. Similarly, although Option 1 would minimise the amount of the site that is used for built development, it has the potential to result in a development which has a relatively 'cramped' appearance and could also necessitate the provision of some buildings that exceed three storeys in height in order for the required quantum of development to be provided. As such, there is only a low level of certainty that Options 1 and 3 would have a positive impact on the objective.

15.25 The full appraisal can be found in the SA Report (section 4.12 and Appendix L)

Preferred Option for Davenport Green

15.26 On balance, the Council's preferred option is Option 2 in that no more than 30% of the Development Area should be occupied by buildings (including above ground parking structures). This is on the basis that a lower density of development form (Option 1) would be less likely to realise the economic benefits essential to ensure development is sustainable.

15.27 Conversely, a higher density of development form (as in Option 3) is likely to have significant negative effects on environmental objectives (such as the conservation of land). Therefore, the middle option (Option 2) represents a reasonable position which is sustainable as it would help balance the economic objectives with the environmental ones.

16. Sale Town Centre

16.1 This section sets out a number of options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP13: Sale Town Centre.

16.2 **Option 1: Maintaining the boundary unchanged** - The first option considered was to maintain existing town centre boundary as defined on the UDP Proposals Map. This option would see no increase or decrease to the town centre. It is important to consider whether any restriction on modifying the town centre boundary would have a negative impact on the centre's economic growth potential.

16.3 **Option 2: Expand the town centre boundary to include existing units at 2-19 Hope Road including the Kings Ransom Public House** - The units in this frontage are predominantly Class A1 and A5 town centre uses; in addition a large care home facility with three ground floor retail units has recently been completed. It is appropriate to consider what, if any advantages or indeed disadvantages would result if they were to be included within the town centre, either to the individual properties or the town as a whole. Consideration will need to be given what impact there would be in the adjacent land uses. The inclusion of the Kings Ransom could be seen as a positive contributor to Sale Town Centre as it is a popular canal-side public house that attracts customers from outside of Sale.

16.4 **Option 3: Expand the town centre boundary as per Option 2 but also include 54 – 82 Washway Road and 54 – 58 Ashfield Road** - The units in this frontage are predominantly Class A1 and A2 town centre uses. It is appropriate to consider what, if any advantages or indeed disadvantages would result if they were to be included within

the town centre, either to the individual properties or the town as a whole. Consideration will need to be given what impact there would be in the adjacent land uses as follows:

- Office and commercial area adjacent to Washway Road (A56) and Jackson House on Sibson Road. Historically this area was included within the Main Office Zone under Proposal E10 of the UDP. However this policy has now been superseded by Policy W1 of the Core Strategy, therefore at present these properties are unallocated;
- Units 54 – 82 Cross Street and 54 – 58 Ashfield Road predominantly consist of A1 and A2 uses and includes the former Topps Tiles building;
- Units 27 – 45 Cross Street contain a mix of A1 to A5 town centre uses and are situated between the Magistrates Court and Crossgate House which is a B1 office block. Residential units on York Road, Brighton Grove and Howells Avenue make up the rest of this section of the A56;
- Units 57 – 75 Cross Street contain a mix of A1 to A5 town centre uses and followed by a three-storey office block at 77 – 79 Cross Street. Residential units make up the rest of this section on York Avenue and Atkinson Road;
- Marshall House B1 offices on the corner of Park Road, The Volunteer Public House and Dunham House B1 offices on Cross Street is the furthest north of the proposed town centre extension;
- Units 2 – 30 Washway Road and units 1 – 15 Ashton Lane contain a mix of town centre uses from A1, A2, A3, and A5. The LA Fitness Centre (Use Class D2) in the building of the old Odeon cinema which is Grade II listed, dominates this frontage. The Telephone Exchange building (Use Class B1) completes this section;
- Oaklands House contains B1 office floor space and starts this stretch of units on Washway Road. Other uses include the Amblehurst Hotel (Use Class C1), A1 uses and Mecca Bingo (Use Class D2);
- The final section to the south from 60 to 80 Washway Road contain a mix of A1, A2, A3 and A5 uses with 100 Washway Road which is a vacant office block subject to a planning application for residential apartments, yet to be determined;
- Jackson's House is a large B1 office block on the corner of Washway Road and Sibson Road. Units 43 – 59 Washway Road run alongside Jackson House and comprise of A1, A2, A3 and A5 uses.

16.5 The plans showing the 3 boundary options can be found in Appendix H.

Summary of the Sustainability Appraisal (SA)

16.6 The SA concluded (Section 4.13 and Appendix M) that all three of the options for defining the Sale town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives but that Options 2 and 3 have the potential to have a positive impact on a greater number of objectives. The SA concluded that all three of the options have the potential to have a positive impact on a wide range of sustainability objectives.

16.7 The SA considered that all three of the options have the potential to have a positive impact on the objective of enhancing Trafford's economic performance. Option 3 would result in a significantly expanded town centre which may present more opportunities for commercial and employment development; this option could therefore have a significant positive impact on this objective.

16.8 Option 3 could also have some positive impact on the objectives that relate to access to services and facilities; choice of transport mode; poverty and deprivation; and reducing economic disparities. However, whilst both Option 1 and 2 could have a positive impact on the objective of encouraging the sustainability of Trafford's town centres and the

inclusion of the Kings Ransom is seen as a positive as it a popular canal-side public house that attracts customers from outside of Sale. Option 3 would have an uncertain impact on this objective due to it not being clear whether this option would dissipate footfall and weaken the existing primary shopping area.

Preferred Option

16.9 After careful consideration, those units identified through Option 3 will be considered under the Local Centres Policy given the nature and type of uses of these units, a local centre allocation would be more appropriate than expanding the town centre to include these units.

16.10 Option 2 is considered the preferred option. By including those units in Option 2 it is considered that there are no negative impacts and despite the minimal benefits that might be gained, particularly in relation to the improvements to the vitality and viability of Sale Town Centre, the inclusion of this area is seen as an overall positive.

17. Stretford Town Centre

17.1 This section sets out a number of options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP14: Stretford Town Centre:

- Option One: the existing Stretford Town Centre Boundary, as defined by the Trafford Unitary Development Plan (UDP) Proposals Map.
- Option Two: the existing Stretford Town Centre Boundary, in addition to a section of the Bridgewater Canal, Stretford Metrolink Station, the Essoldo Cinema, Stretford Public Hall, Lacy Street/Newton Street Car Park and adjoining employment uses, The Drum Public House, St Matthews Church, and Stretford Library and Mitford Street Clinic/Bennett Street Surgery.
- Option Three: as Option Two, in addition to a section of Barton Road between Stothard Road and Stretford House, also encompassing Wellington Street, Church Street and Chapel Lane.

17.2 The plans showing the 3 boundary options can be found in Appendix I.

Sustainability Appraisal of Proposed Options for Town Centre Boundary

17.3 The SA concluded (Section 4.13 and Appendix M) that all three of the options for defining the Stretford town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives but that Options 2 and 3 have the potential to have a positive impact on a greater number of objectives.

17.4 All three of the options could reduce the need to travel by improving the quantitative and qualitative retail and leisure offer of Stretford town centre. Each of the options would also result in development being directed to an accessible location. As such, the SA concluded that each of the options could have some positive impact on the objectives that relate to reducing the impacts of traffic on the environment; reducing contributions to climate change: and protecting air quality. However, options 2 and 3 could improve connections between the existing town centre and the Metrolink station. As a consequence, both of these options have the potential to have a more significant positive impact on these objectives. Similarly, whilst all three options could have a

positive impact on the objectives that relate to local neighbourhood quality and enhancing townscapes, options 2 and 3 would have the potential to have a greater impact on these objectives due to these options including a greater number of sites in need of enhancement within the town centre boundary. Options 2 and 3 would also have a more significant positive impact on the objective of encouraging the sustainability of Trafford's town centres.

17.5 The SA considered that Options 2 and 3 would also have a positive impact on the options that relate to access to services and facilities; choice of transport mode; poverty and deprivation; economic growth; water quality; and reducing economic disparities. Both of these options could however promote development taking place in close proximity to a designated wildlife corridor and would therefore have an uncertain impact on the objective that relates to biodiversity.

Preferred Option

17.6 On balance, while both Options 2 and 3 are preferable in sustainability terms to Option 1, both can be considered as enabling sustainable development. However, Option 2 is identified as the preferred option as there are no development opportunity sites located in the additional areas included in Option 3. Therefore, the inclusion of these areas would not deliver any additional identified beneficial impacts and it is sensible to draw the boundary as tightly as possible.

17.7 Whilst there is no significant need for additional retail floorspace to expand Stretford Town Centre during the plan period, drawing a wider boundary as in Option 2 would enable the development of mixed-use sites and public realm and accessibility improvements which would help to support the Town Centre. It would also draw in some key heritage assets such as Stretford Public Hall and the Essoldo Cinema.

18. Urmston Town Centre

18.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP15: Urmston Town Centre.

18.2 **Option 1: Maintain the boundary unchanged from the UDP -** This option would see no increase or decrease to the town centre. It will be important to consider whether such an option would hinder or enhance the prospects of achieving the aspirations of Urmston Town Centre.

18.3 **Option 2: Expand the town centre boundary to include 14 Church Road -** The units in this frontage are predominantly Class A1 town centre uses and are served by a dedicated lay-by for parking. It is appropriate to consider what, if any advantages or indeed disadvantages would result if they were to be included within the town centre, either to the individual properties or the town as a whole. Consideration will need to be given to what impact there would be on the adjacent land uses.

18.4 **Option 3: Expand the town centre boundary to include 26 – 34 Crofts Bank Road -** Units 26-28 are a medical centre and adjoining clinic and although not 'main town centre uses' as defined by NPPF, they are next to units 30 – 34 Crofts Bank Road which are offices. It is appropriate to consider what, if any advantages or indeed disadvantages would result if they were to be included within the town centre, either to the individual

properties or the town as a whole. Consideration will need to be given what impact there would be in the adjacent land uses

18.5 The plans showing the 3 boundary options can be found in Appendix J.

Summary of the Sustainability Appraisal (SA) of the Proposed Options for the Town Centre Boundary

18.6 The SA concluded (section 4.13 and Appendix M) that all three of the options for defining the Urmston town centre boundary have the potential to have a positive impact on a wide range of sustainability objectives. The SA considered that each of the proposed options has the potential to have a positive impact on the objectives that relate to conserving land resources; and reducing the impacts of climate change. The SA considered that all three of the options also have the potential to have a positive impact on the objective of enhancing Trafford's economic performance and would have a positive impact on the objective of encouraging the sustainability of Trafford's town centres.

Preferred Option

18.7 Given that the current uses of those units surveyed on Church Road are predominantly A1 use class, Option 2 is considered the preferred option. By including those units in Option 2 it is considered that there are no negative impacts and despite the minimal benefits that might be gained, particularly in relation to the improvements to the vitality and viability of Urmston Town Centre, the inclusion of this area is seen as an overall positive and in character with the current town centre boundary.

19. District Centres

19.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP16: District Centres.

Proposed Options for the District Centre Boundaries

19.2 As the Trafford Retail Study did not identify the need for significant expansion of any of the three District Centres and there have been no representations asking the Council to consider drawing significantly wider boundaries for the District Centres, it is considered that options for revising the boundaries of the 3 District Centres should be limited to the following 2 options:

- **Option 1 – retain the existing UDP District Centre boundaries**; and
- **Option 2 – revise the boundaries to reflect any changes within or on the edge of the centres and consolidation of town centre uses**. In some cases this will involve small expansions of the boundary to take in town centre facilities and in some cases the retraction of the boundary where former town centres uses have been redeveloped for other uses such as residential, as appropriate.

Hale District Centre

19.3 The most notable areas containing town centre uses which are currently excluded from Hale District Centre is the Tesco Express store on the corner of Ashley Road and Cambridge Road and Piccolino's restaurant on the corner of Ashley Road and Crescent Road. Both these units were converted by their current occupier from a retail use so it is unknown why these sites were not previously included within the District Centre

boundary. It therefore seems appropriate that this is corrected to reflect the retail function of these properties.

19.4 It is considered that there are no other town centre facilities that would need to be brought into the District Centre boundary although there are some small alterations proposed to reflect current physical features etc.

Sale Moor District Centre

19.5 The most notable properties containing town centre uses which are currently excluded from Sale Moor District Centre are 180 to 184 (evens) Northenden Road. These units are on the edge of the existing centre and contain main town centre uses which include hairdressers, takeaway and a restaurant. All these units have been in retail use for many years so it is unknown why these sites were not previously included within the District Centre boundary. It therefore seems appropriate that this is corrected to reflect the retail function of these properties.

Timperley District Centre

19.6 There are no significant properties that were not already included within the district centre boundary. However, minor amendments are proposed to reflect current property boundaries, the most notable of which is to include the whole of the District Centre car park off Baker Street to the rear of the library.

19.7 The plans showing the 3 boundary options for each District Centre can be found in Appendix K.

Sustainability Appraisal of the Options for District Centre Boundaries

19.8 The SA concluded (Section 4.14 and Appendix N), that there are no significant differences in the sustainability effects of either option for Hale District Centre and that both would be generally positive or neutral against the majority of sustainability objectives.

19.9 The SA concluded (Section 4.14 and Appendix N), that there are no significant differences in the sustainability effects of either option for Sale Moor District Centre and that both would be generally positive or neutral against the majority of sustainability objectives.

19.10 The SA concluded (Section 4.14 and Appendix N), that there are no significant differences in the sustainability effects of either option for Timperley District Centre and that both would be generally positive or neutral against the majority of sustainability objectives.

Preferred Options for District Centre Boundaries

19.11 The preferred option for Hale District Centre is Option 2 to make a minor extension to include the Tesco Express store on the corner of Ashley Road and Cambridge Road and Piccolino's restaurant on the corner of Ashley Road and Crescent Road. This option is considered to be sustainable and appropriate to include these existing retail units within the District Centre boundary.

19.12 The preferred option for Sale Moor District Centre is Option 2 to incorporate nos. 180 to 184 (evens) Northenden Road. This option is considered to be sustainable and appropriate to include these existing retail units within the District Centre boundary.

19.13 The preferred option for Timperley District Centre is Option 2 to make a number of minor amendments to the existing district centre boundary to reflect current property boundaries, the most notable of which is to include the whole of the District Centre car park off Baker Street to the rear of the library. This option is considered to be sustainable and appropriate to include these existing retail units within the District Centre boundary.

20. Local Centres

11.3 This section sets out 3 options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP17: Local Centres:

11.4 **Option 1: Maintain UDP Allocations –** This option essentially would maintain the 'status quo' and retain all of the Local and Neighbourhood Centres identified in Proposal S10 and Appendix K of the Revised Adopted Trafford UDP 2006. There would be a necessary change in references in that all those described in the UDP as Neighbourhood Centres would be classified as Local Centres in the Land Allocations Plan as 'Neighbourhood Centre' is no longer a formal classification in NPPF. There would also be minor alterations to which units are in or out of the centre to reflect changes in the uses of the centres over time and those centres which no longer exist (such as Sale West) would be removed. This is broadly in line with Core Strategy Policy W2.

11.5 **Option 2: Reduce Local Centre Allocations** – This option proposes reducing the amount of centres identified in the Land Allocations Plan. This would be achieved by raising the threshold to 10 units which would effectively mean many smaller neighbourhood centres would not be allocated and therefore protected. This would, however, allow more flexibility for those smallest centres to adapt and develop and would still enable the protection and promotion of bigger centres which may better serve their communities.

11.6 **Option 3: Increase Local Centre Allocations** This option proposes increasing the amount of centres designated in the Land Allocations Plan. The existing Local and Neighbourhood Centres in the UDP would be retained with the alterations set out in Option 1 but with the addition of a number of new Local Centres. The new Local Centres would be any new groups of shops that have developed since the adoption of the UDP but would also include a number of existing groupings of shops, particularly along the A56 in Sale and Altrincham such as those immediately to the south of the Cross Street/Dane Road/Glebelands Road junction, the Washway Road/Urban Road/Barkers Lane junction and the Manchester Road/Navigation Road/Woodfield Road area. At present, these areas are classed as out-of-centre so there are significant implications in giving them planning status as Local Centres in that it would potentially give them preference for new retail applications. However, by designating them, it reflects the reality of what is currently there, it recognises the role they play in serving local communities and could potentially protect against the further expansion of out-of-centre retail.

11.7 Given the large amount and extent of boundary and site variations covered by these 3 options, they are not illustrated on a plan appended to this document. Reference should be made to the descriptions listed above and the UDP Proposals Map.

Sustainability Appraisal of the Proposed Options for the Local Centres

11.8 The SA concluded (Section 4.15 and Appendix O) that each of the proposed options for identifying Local Centres has the potential to have a positive impact on a wide range of sustainability objectives. Each of the options would provide protection to existing local centres and would focus investment in these areas. As such, each of the options has the potential to have a positive impact on the objective that relates to the sustainability of Trafford's town centres. Whilst Options 1 and 3 would afford protection to a greater number of centres, Option 2 would still have a positive impact on this objective as it has the potential to offer a greater level of protection to those local centres that it does provide protection to. Similarly, although Option 3 would provide protection to areas that are presently classed as out of centre, it would also have a positive impact on this objective as these areas presently contain a range of town centre uses and their protection could potentially protect against further expansion of out of centre retail.

11.9 Each option would also have some positive impact on the objectives that relate to community identity; local neighbourhood quality; townscape character; and Trafford's economic performance. However, there is a greater level of certainty that Option 2 would have a positive impact on the objectives that relate to local neighbourhood quality; and townscape character, as it would provide greater flexibility for local centres to adapt which reduces the likelihood of their being vacant units in these centres. In addition, Option 2 would be likely to result in investment and town centre uses being directed to a smaller number of centres and is therefore more likely to have a positive impact on the townscape character of these areas.

11.10 Both Option 1 and 3 would provide protection to existing centres which could support the retention of local services and facilities. Both options therefore have the potential to support efforts to ensure that local communities have convenient access to local services and facilities and can access them by walking or cycling rather than being reliant upon travelling by car. As such, both of these options have the potential to have a positive impact on the objectives that relate to access to services and facilities; choice of travel mode; health; the effects of traffic on the environment; contributions to climate change; and air quality. By contrast, although Option 2 would protect larger local centres, it would not offer the same degree of protection to smaller neighbourhood centres. This could increase the likelihood of smaller local centres being developed for alternative uses which may result in local residents having to travel further to meet their day-to-day needs and could increase reliance upon travelling by car to access services and facilities. It is however recognised that Option 2 could support the vitality and viability of the larger local centres that it does afford protection to. As a result, Option 2 would have an uncertain impact on the objectives that relate to access to services and facilities; choice of travel mode; health; the effects of traffic on the environment; contributions to climate change; and air quality.

Preferred Option for Local Centres

11.11 It is apparent from the Sustainability Appraisal, that all 3 options have benefits in sustainability terms, albeit in different ways. However, the certainty of achieving benefits were the size threshold for Local Centres raised to 10 units appears to be lower and the risks associated with removing protection from a significant number of smaller centres would be too great and therefore Option 2 has been discounted.

11.12 Therefore, consideration needs to be given to whether to maintain the existing allocations (Option 1) or add a number of new Local Centres, principally along the A56 (Option 3). Whilst there is little difference in these 2 options in sustainability terms, Option 3 could have some additional benefits in helping to protect against the further

expansion of out-of-centre retail along this road corridor by seeking to concentrate town centre uses into the new Local Centres.

11.13 As such, Option 3 is considered to be the preferred option for this draft version of the Land Allocations Plan. However, the effects of this proposed policy, particularly in terms of existing town centres such as Sale, will be a key question for consultation, discussion and further consideration as part of the Local Plan process.

21. Out-of-Centre Retail

21.1 This section sets out a number of options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP18: Out-of-Centre Retail.

Proposed Options for the Retail Warehouse Park Boundaries

21.2 In line with Core Strategy Policy W2.14, the Council needs to define within the Land Allocations Plan the boundaries of the 3 existing retail warehouse parks in order to identify them as suitable locations for bulky goods retailing facilities. It may also be appropriate to consider changes to the existing boundaries from the UDP and assess these changes in sustainability terms.

Altrincham Retail Park

21.3 In relation to Altrincham Retail Park, the UDP boundary includes all the retail facilities west of the A56 to the north and south of George Richards Way and Atlantic Street. This area is currently fully occupied and well-used although it is noted that the B&Q store on Atlantic Street is potentially available as B&Q have indicated the intention to close this store. The UDP boundary does not, however, include the Aldi store on Davenport Lane or the Bridgewater Retail Park to the east of the A56. It is proposed that the boundary is extended to include the Aldi and some minor alterations to exclude smaller properties along Huxley Street and the row of retail units along the A56 (135-147, 153, 173-175 Manchester Road (odd only) are made in order to exclude some residential units from the Retail Park and provide a clearer boundary between older properties that were there before the retail park and have a different function in retail terms from the retail park as they are not suitable for modern bulky goods retailing. It is proposed that the Bridgewater Retail Park and adjoining land is subject to a separate allocation for mixed-use development including retail and residential.

21.4 The potential opportunity arising from the closure of the B&Q unit should be considered as an option to reduce the boundary of the Retail Park and increase the boundary of the adjacent Broadheath Employment Area. This would make more land available to meet the employment needs identified in Core Strategy Policy W1 although the impact upon the ability of the retail park to accommodate the need for bulky goods retail floorspace also needs to be considered.

Trafford Retail Park

21.5 Trafford Retail Park is well defined and reasonably well-used although there are currently a couple of vacant units. Although the land south of Neary Way is cleared and vacant it is proposed to retain it within the allocated retail park – essentially carrying forward the boundary from the UDP. However, any policy for Trafford Retail Park may be explicit that this part of the retail park is retained specifically for a foodstore. Therefore, there are no proposals to expand or reduce the boundary of the retail park

from the UDP as there are no other realistic options for change. Consequently, there is no requirement to appraise boundary options in relation to sustainability objectives.

White City Retail Park

21.6 There may be more potential for change at White City Retail Park given the greater number of vacancies here and its position next to the LCCC Quarter Strategic Location where opportunities for residential development are being sought. However, given that the planning permission for retail units on the old Homebase site has been implemented (see above) and the owners are actively marketing the whole site for retail warehousing, it is considered that it is not an option to remove this site from the retail park boundary. Retention of this site within the retail park also requires a slight amendment to the UDP boundary to reflect that the Homebase permission incorporated an adjacent site on Chester Road. However, it is proposed that the Evans Halshaw site could be removed from the retail park boundary as it is not a pure retail warehouse use.

21.7 Therefore 2 options have been assessed in the Sustainability Appraisal as follows:

- **Option 1: Maintain existing boundary as defined on the UDP Proposals Map**
- **Option 2: Extend the boundary to include an adjacent site on Chester Road.** This will reflect the Homebase permission and amend the boundary to exclude the Evans Halshaw site on the opposite side of Chester Road.

21.8 The plans showing the 2 boundary options for both Altrincham and White City Retail Parks can be found in Appendix L.

Sustainability Appraisal of Proposed Options
Altrincham Retail Park

21.9 The appraisal concluded (Section 4.16 and Appendix P) that both options for defining the boundary of Altrincham Retail Park would have a similar impact on a wide range of sustainability objectives. In particular, it highlighted that both options have the potential to direct development to an accessible location within the urban area that is well served by a choice of modes of transport. As such, both options have the potential to have a major positive impact on the objectives that relate to access to services and facilities and improving choice of travel mode. Both options could however result in development taking place in a location that is adjacent to a wildlife corridor and could therefore have some negative effect on the objective of protecting biodiversity.

21.10 Both options have the potential to create some employment opportunities and could support economic growth and reduce deprivation. As such, both options would have a positive effect on the objectives that relate to poverty and social exclusion; Trafford's economic performance; and economic disparities. Nevertheless, there is only a low level of certainty that Option 1 would have a significant impact on these objectives given that the site is an existing retail park and it is uncertain whether the allocation of the site as a retail park would create a significant number of additional employment opportunities. By contrast, Option 2 would release a site for employment development within the Broadheath employment area and would therefore have greater potential to have a major positive impact on these objectives. Option 2 could also have greater potential to generate apprenticeships and could therefore also have a major positive impact on the objective that relates to qualifications and skills.

White City Retail Park

21.11 The SA concluded (Section 4.16 and Appendix P) that both of the boundary options for White City Retail Park have the potential to have a positive impact on a number of sustainability objectives. Option 2 does however have the potential to have a positive impact on a greater number of objectives.

21.12 Option 2 would result in the retail park boundary being amended to include the parcel of land adjacent to the vacant Homebase site. The inclusion of this site within the retail park could support the redevelopment of the wider Homebase site, which presently comprises of a large cleared area, for uses that could generate employment opportunities. Consequently, Option 2 has the potential to have a positive impact on the objectives that relate to poverty and social exclusion; local neighbourhood quality; the character of townscapes; Trafford's economic performance; and economic disparities. By contrast Option 1 would be unlikely to have a significant impact on any of these objectives.

Preferred Options

21.13 Based on the analysis and Sustainability Appraisal set out above, it is considered that the preferred option for Altrincham Retail Park is Option 2 to reduce the extent of the retail park boundary by excluding the existing B&Q site. This is on the basis that there would be a significant benefit for local employment in allocating this site for employment use rather than retail given the limited amount of current employment sites within Broadheath and that the retail unit on the site is considered to be redundant.

21.14 Based on the analysis and Sustainability Appraisal set out above, it is considered that the preferred option for White City Retail Park is Option 2 to extend the boundary to include an adjacent site on Chester Road to reflect the Homebase permission and amend the boundary to exclude the Evans Halshaw site on the opposite side of Chester Road. Whilst both of the options could be considered sustainable, Option 2 was more likely to have positive benefits in terms of townscape and would potentially free up the Evans Halshaw site for other uses such as residential which would result in greater benefits in terms of social objectives.

22. Historic Environment

22.1 This section sets out 2 main policy options and individual boundary options for each Conservation Area for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP19: Historic Environment.

22.2 **Option 1: Identify Conservation Areas, Historic Parks and Gardens and Scheduled Ancient Monuments on the Policies Map.** Policy could then encourage the protection and enhancement of these areas. Provide encouragement for appropriate proposals to bring into use heritage assets that that are on the "at risk" register.

22.3 **Option 2: the do nothing option which is the UDP position.** At present the UDP only shows the Conservation Areas and the Scheduled Ancient Monument.

22.4 The plans showing the 2 boundary options for all the Conservation Areas identified for boundary changes below can be found in Appendix M.

Sustainability Appraisal of Proposed Policy Options

22.5 Option 1 would have the potential to have a positive impact on a number of sustainability objectives. In particular, by providing support for the protection and enhancement of heritage assets and by encouraging the appropriate re-use of heritage assets that are

included on the 'at risk' register, this option could have a major positive impact on the objective relating to townscape character and on its sub-objectives concerned with protecting and enhancing conservation areas and protecting and enhancing registered historic parks and gardens. Option 1 would also have the potential to have some positive effect on the objectives relating to health; open space; and community welfare. By contrast, Option 2 would have the potential to have some negative impact on the objective relating to townscape character and would have no significant impact on the other objectives.

22.6 There are five conservation areas in Trafford that are identified as being 'at risk' by English Heritage, three of which are within/adjoin Altrincham town centre. Option 1 would encourage the re-use of historic assets in these areas and would also seek to protect and enhance Conservation Areas. This option could therefore have a positive impact on perceptions of Altrincham town centre and help to support the long term sustainability of this centre. Protecting and enhancing buildings and features of historic interest could help create more attractive places to live and invest and could therefore also have some positive impact on the objective relating to Trafford's economic performance. There is however only a low level of certainty over this impact as it is recognised that there are a range of factors that influence investment decisions. Option 2 would be unlikely to have a significant impact on either of these objectives.

26.1 The full appraisal for the policy options and all the boundary options below can be found in the SA Report (section 4.17 and Appendix Q)

Conservation Area Boundaries Options

George Street

22.7 Option1: Do nothing

22.8 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.9 The choice of boundary option for the George Street Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would protect the special interest of the area and could therefore have a positive impact on perceptions of Altrincham town centre. As a result both options have the potential to have a positive effect on the objectives that relate to Trafford's economic performance; the image of Trafford as a tourism destination; and the long term sustainability of Trafford's town centres.

22.10 Both options would help to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that provide the area with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to additional buildings and features that make a positive contribution to the character of the area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective. Similarly, although both options could have a positive impact on the objective that relates to protecting townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of buildings and features that contribute to the townscape of the area.

22.11 The George Street Conservation Area is included in the English Heritage Conservation Areas at Risk Register. The Conservation Area Appraisal for George Street notes that

this is partly due to the unsympathetic alterations and additions, the poor quality of shop fronts, the impact of unsympathetic advertisements and the loss of traditional features and architectural details. Both options have the potential to have a positive impact on the objective that relates to improving local neighbourhood quality as including these areas within a Conservation Area may make it easier to obtain funding to address some of these negative factors. There is however only a low level of certainty over this impact as it is recognised that the inclusion of an area within the Conservation Area does not guarantee that funding will be obtained to improve it.

22.12 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

Old Market Place

22.13 Option1: Do nothing - ….

22.14 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.15 The choice of boundary option for the Old Market Place Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide the area with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area. In particular, the Old Market Place Conservation Area Appraisal identifies a series of buildings in each of the proposed extension areas that make a positive contribution to the character of the area and notes that proposed extension area G contains numerous structures that have retained a high level of historic character, including the 19th Century residences along The Mount and Richmond Road. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective. Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings, features and townscape that contribute to the character of the area.

22.16 The southern and eastern parts of the Conservation Area are within Altrincham town centre. Both options would protect the special interest of the area and could therefore have a positive impact on perceptions of Altrincham town centre. As a result both options have the potential to have a positive effect on the objectives that relate to Trafford's economic performance; the image of Trafford as a tourism destination; and the long term sustainability of Trafford's town centres.

22.17 The Old Market Place Conservation Area is included in the English Heritage Conservation Areas at Risk Register. Both options have the potential to have a positive impact on the objective as including these areas within a Conservation Area may make it easier to obtain funding to address some of these negative factors. There is however only a low level of certainty over this impact as it is recognised that the inclusion of an area within the Conservation Area does not guarantee that funding will be obtained to improve it.

22.18 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

Goose Green

22.19 Option1 – Do nothing - ….
22.20 Option 2 —- New boundary

Sustainability Appraisal of Proposed Boundary Options

22.21 The choice of boundary option for the Goose Green Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide areas with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to additional buildings and features that make a positive contribution to the character of the area, including the bridge to the south east of the Conservation Area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.22 Similarly, although both options could have a positive impact on the objective that relates to protecting townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of buildings and features that contribute to the townscape of the area. Option 2 would also result in an area of green space being incorporated into the Conservation Area and could therefore have some positive effect on the objective that relates to protecting open space. By contrast, Option 1 would be unlikely to have any significant impact on the objective. In addition, Option 2 would result in the structure to the south of the garage premises Back Grafton Street being included within the Conservation Area. As noted in the Goose Green Conservation Area Appraisal, this structure is currently vacant and in a state of dereliction. Incorporating this structure within the Conservation Area may make it easier to obtain funding to enhance this building and, as a result, Option 2 could also have a positive impact on the objective of improving local neighbourhood quality.

22.23 By protecting the special interest of this area, both options have the potential to have a positive impact on perceptions of Altrincham town centre. Both options could therefore have a positive effect on the objectives of enhancing Trafford's economic performance, Trafford's image as a tourism destination; and encouraging the long term sustainability of Trafford's town centres.

22.24 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

Stamford New Road

22.25 Option 1: Do nothing - ….
22.26 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.27 The choice of boundary option for the Stamford New Road Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would protect the special interest of the area and could therefore have a positive impact on perceptions of Altrincham town centre. As a result both options have the potential to have a positive effect on the objectives that relate to Trafford's economic performance; the image of Trafford as a tourism destination; and the long term sustainability of Trafford's town centres.

22.28 Both options would help to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide areas with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of

community identity. However, Option 2 would result in protection being given to additional buildings and features that make a positive contribution to the character of the area, including no. 15 Regent Road and the railway station, both of which are considered by the Conservation Area Appraisal to be landmark structures. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.29 Similarly, although both options could have a positive impact on the objective that relates to protecting townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of buildings and features that contribute to the townscape of the area. In addition, Option 2 would result in the structure to the east of Back Grafton Street being included within the Conservation Area. As noted in the Stamford New Road Conservation Area Appraisal, this area has a negative impact on the character of the area due to there being a mixture of surface treatments, unkempt areas and some areas of graffiti. Incorporating this area within the Conservation Area may make it easier to obtain funding to enhance it and, as a result, Option 2 could also have a positive impact on the objective of improving local neighbourhood quality.

22.30 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

The Devisdale

22.31 Option1: Do nothing

22.32 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.33 The choice of boundary option for The Devisdale Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide areas with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.34 Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings and features that contribute to the townscape of the area. Both options would have the potential to have some positive effect on the objective of enhancing Trafford's economic performance.

22.35 One of the extensions proposed to the Conservation Area under option 2 (proposed extension A) would result in an area of open space being incorporated into the Conservation Area. This would provide additional protection to this area of open space and could have some positive effect on the objective that relates to conserving land resources. There is however only a low level of certainty over this impact as it is recognised that this area of land is subject to a number of constraints and it may therefore be unlikely to come forward for development irrespective of whether or not it is included in the Conservation Area. Option 1 is unlikely to have a significant impact on the objective.

22.36 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

The Downs

22.37 Option 1: Do nothing - ….

22.38 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.39 The choice of boundary option for The Downs Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide the area with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.40 Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings and features that contribute to the townscape of the area.

22.41 The northern part of the Conservation Area is within Altrincham town centre. Both options would protect the special interest of the area and could therefore have a positive impact on perceptions of Altrincham town centre. As a result both options have the potential to have a positive effect on the objectives that relate to Trafford's economic performance; the image of Trafford as a tourism destination; and the long term sustainability of Trafford's town centres.

22.42 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

Bowdon

22.43 Option1: Do nothing

22.44 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.45 The choice of boundary option for the Bowdon Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide areas with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.46 Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings and features that contribute to the townscape of

the area, including a number of Arts and Crafts houses, substantial Victorian Gothic and Queen Anne-style houses in proposed extension area A, a 19th Century cricket pavilion in the proposed extension area B, and two historic buildings and a number of mid 19th Century houses in classical style in proposed extension area C. One of the extensions to the Conservation Area proposed by Option 2 (extension B) would result in a cricket ground being incorporated into the Conservation Area. This would provide additional protection to this area of open space and could therefore have some positive effect on the objectives that relate to protecting open space and conserving land resources. There is however only a low level of certainty over this impact as it is recognised that there are other policies in the Local Plan that already protect such areas of open space from development. Option 1 would be unlikely to have any significant impact on these objectives. Both options would have the potential to have some positive effect on the objective of enhancing Trafford's economic performance.

22.47 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

South Hale

22.48 Option1: Do nothing

22.49 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.50 The choice of boundary option for the South Hale Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of the Conservation Area and would therefore provide protection to historic buildings and features that can provide areas with a sense of place and strengthen community identity. As a result, both options have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.51 Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings and features that contribute to the townscape of the area, including several which are very similar in age, materials and style to those that are already included in the Conservation Area. Both options would have the potential to have some positive effect on the objective of enhancing Trafford's economic performance.

22.52 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

Ashley Heath

22.53 Option1: Do nothing

22.54 Option 2: New boundary

Sustainability Appraisal of Proposed Boundary Options

22.55 The choice of boundary option for the Ashley Heath Conservation Area is unlikely to have a significant impact on the majority of the sustainability objectives. Both options would seek to retain the character and quality of Ashley Heath Conservation Area and would therefore provide protection to historic buildings and features that provide the area with a sense of place and strengthen community identity. As a result, both options

have the potential to have a positive impact on the objective of encourage a sense of community identity. However, Option 2 would result in protection being given to a greater number of high quality buildings and features that make a positive contribution to the character of the area and would also provide protection to areas of open space that contribute to the sense of place and which provide a number of key views both in and out of the existing Conservation Area. Consequently, there is a greater level of certainty that this option would have a positive impact on this objective.

22.56 Similarly, although both options could have a positive impact on the objective that relates to protecting landscape and townscape character, Option 2 would have the potential to have a major positive impact on this objective as it would provide protection to a greater number of historic buildings and features that contribute to the townscape of the area and would also provide protection to areas of open space that contribute to the character and setting of the Conservation Area. Two of the extensions to the Conservation Area proposed by Option 2 (extensions A and C) would result in a designated SBI and an area of land that forms part of a wildlife corridor being incorporated into the Conservation Area. This would provide additional protection to these areas. As such, Option 2 could also have some positive impact on the objective of protecting biodiversity, flora and fauna. There is however only a low level of certainty over this impact as it is recognised that there are other policies in the Local Plan that will already protect the biodiversity value of these areas. Option 1 would be unlikely to have any significant impact on this objective. Both options would have the potential to have some positive effect on the objective of enhancing Trafford's economic performance. Option 2 could also have some positive effect on the objective of conserving land resources.

22.57 Neither option would have a negative or uncertain impact on any of the sustainability objectives.

22.58 The full appraisals for the policy and boundary options can be found in the SA Report (section 4.17 and Appendix Q)

22.59 Option 1 of the Policy Options is concluded as the best option. It scores more positively on the sustainability objectives and it provides further policy than that set out in Option 2 to provide encouragement for appropriate proposals to bring into use heritage assets that are on the "at risk" register. This has the potential to benefit townscapes.

22.60 All Options 2s of the boundary options for individual Conservation Areas are considered to be the best options. Although the SA results were similar for both options in all cases the new boundary extensions were on the whole more sustainable. The new boundaries proposed reflect the up to date evidence and will protect Trafford's historic townscapes more effectively.

23. Natural Environment

23.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP20: Natural Environment.

23.2 **Option 1: All the separate allocations from the UDP could be carried forward to the Land Allocations.** This would primarily cover those in ENV9 and ENV10.

23.3 **Option 2: All assets could be covered by 1 allocation "Natural Asset".** These assets could then be grouped in the Policy under appropriate hierarchy of importance, SSSI, SBI etc. Individual sites could then be listed in Appendices under their different classifications. In addition more strategic, linear assets also being identified under Policy GI1 as proposed above to enable the identification of enhancement opportunities in these areas.

23.4 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

23.5 The SA concluded that both of the proposed approaches to the protection of natural environment assets would have the potential to have a positive impact on a number of objectives, particularly those that relate to climate change. Both options would lead to the protection of designated natural environment assets and would therefore help to maintain a variety of habitat types across the Borough. As such, both options could have a major positive impact on the objective relating to biodiversity.

23.6 Both options would lead to the protection of areas of trees and areas of woodland, including Ancient Woodland. The protection of these features could help to remove pollutants from the atmosphere and the SA therefore considered that both options could have a beneficial impact on the objectives that relate to air quality and reducing contributions to climate change. The protection afforded to areas of woodland, waterbodies, trees and other areas of greenfield land should also ensure that both options also have some positive impact on the objectives that relate to conserving land resources; reducing the impacts of climate change; and protecting water quality.

23.7 The SA considered that both options could also have some positive effect on the objective of protecting landscape and townscape character by leading to the protection of a number of historic parks and gardens and features that contribute to the landscape character of the Borough. Neither option would have a negative or an uncertain impact on any of the sustainability objectives.

26.2 The full appraisal can be found in the SA Report (section 4.18 and Appendix R)

Preferred Option

23.8 Whilst the SA concluded both options had similar positive impacts on the objectives and were demonstrated to be sustainable Option 2 is considered to be the most appropriate option for the protection of Natural Assets as it is considered to be a clearer presentation of the assets and it recognises the recommendations of a hierarchy of importance as recommended by NPPF.

23.9 The policies carried forward from the UDP proposed to cover Landscape Character Areas (NE2) and Landscape Character Areas (NE3) are also proposed to support this policy.

24. Green Infrastructure

24.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. They take account of the issues and evidence identified in Topic Paper TP21: Green Infrastructure.

24.2 **Option 1: Protect all existing open space in the UDP**. This would protect all assets that have a GI function (e.g. Protected Linear Land, Wildlife Corridor, Mersey Valley) and rename and identify them on the policies map as GI.

24.3 **Option 2: Protect and identify on the Policies Map all the existing UDP sites as GI but in addition identify on the policies map further opportunities for GI enhancement.** This would include all of the following:-

- waterways with a buffer (see environment topic paper),
- the 3 areas identified as BOAs (Stretford Meadows, Wellacre, Carrington Mossland) as GI opportunity areas
- "other GI opportunity areas" to enhance GI through new development. These areas are to be identified by Red Rose Forest as part of the GIS layering exercise described above.

24.4 Given the large amount and extent of boundary and site variations covered by these 2 options, they are not illustrated on a plan appended to this document. Reference should be made to the descriptions listed above and the UDP Proposals Map.

Sustainability Appraisal of Proposed Options

24.5 The SA concluded that both of the proposed approaches to green infrastructure would have a similar impact on the objectives. In particular, both options would protect areas of greenspace from development and could therefore have a positive impact on access to greenspace; health and on conserving land resources.

24.6 Both approaches would also have a positive impact on the objectives that relate to biodiversity; reducing the effects of climate change; landscape character; and water quality. In addition, tree planting associated with the management and enhancement of these areas could have a positive impact on air quality and climate change by absorbing pollutants and carbon dioxide from the atmosphere. However, by identifying a greater number of GI opportunities, Option 2 has the potential to have a greater impact on each of the objectives.

24.7 The SA indicated that neither option would have a negative or uncertain impact on any of the objectives.

24.8 The full appraisal can be found in the SA Report (section 4.19 and Appendix S)

Preferred Option

24.9 Whilst both options Re shown to be sustainable Option 2 is proposed as it has wider benefits for improving GI across Trafford. It has the potential for flexibility in responding to issues of climate change ,mitigating more effectively specific impacts from new development and allowing areas in greatest need for interventions to be prioritised to areas most in need.

24.10 The policies proposed for Green Infrastructure Opportunity Areas, Site Specific Green Infrastructure and Allotments are also demonstrated to be sustainable and are appropriate to include in the Land Allocations. There are not considered to be any realistic alternative options to these policies.

25. Sports and Leisure Provision

25.1 This section sets out the only option for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. It takes account of the issues and evidence identified in Topic Paper TP22: Sports and Leisure Provision.

Consideration of Options

25.2 In looking at options to replace the UDP sports policies it is not considered realistic to have an option of carrying forward the existing policies as The Core Strategy Policy Framework and NPPF have moved on so much from the existing position. It is also not considered realistic to reallocate derelict or under used sports facilities as this would not be compliant with Core Strategy R5 which allows for the loss of facilities to be considered in individual circumstances if sufficient compensation for this loss is provided. It is considered that more control of individual proposals can be managed this way rather than reallocating. Therefore it is considered there is only one policy option drawing on a combination of the opportunities listed above depending on different circumstances.

25.3 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

25.4 The proposed policy has been subject to sustainability appraisal. The full appraisal can be found in the SA Report (section 4.20 and Appendix T)

Proposed Policy

25.5 To meet future needs a policy to protect existing facilities in the UDP is proposed to be carried forward and protected on the Land Allocations Policies map. This is subject to changes where boundaries or sites have been developed. Policies to support these allocations specifically for sports facilities, school playing fields and golf course are proposed.

26. Open Space

26.1 This section sets out 2 main options for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives for open space and cemeteries. They take account of the issues and evidence identified in Topic Paper TP23: Open Space.

26.2 **Option 1: Protect and maintain the present provision for the present population and in areas of significant new population look to increase quantity of open space by providing new areas within Strategic Locations and suitable strategic green infrastructure sites.** In addition improve quality and accessibility by upgrading open spaces into and within the parks hierarchy. This could be done by using up to date assessment of current provision to identify areas of deficiency and prioritise improvements within a greenspace Strategy/action Plan.

26.3 **Option 2: Carry forward the UDP policy.** This would also protect existing areas and protect areas that were identified for improvement that have not been already completed.

26.4 A third option was considered but subsequently rejected. This proposed that, in areas sufficient in open space, the Council could look to reallocated under or unused open space to housing but mitigate its loss by using receipts to upgrade or provide new open space in areas with insufficient or poor quality facilities. However this would not be compliant with Core Strategy Policy R5 and R5 already allows for this to happen for specific individual circumstances. It was therefore not considered to be realistic.

26.5 The new areas of Open Space within Strategic Locations have not yet been identified and therefore options for these cannot yet be mapped. Therefore, there are no boundary option plans appended to this report.

Sustainability Appraisal of Proposed Options

26.6 Both of the proposed approaches to the provision and enhancement of open space have the potential to have a positive impact on a number of objectives. In particular, both options would deliver improvements to open space and therefore have the potential to have a positive effect on objectives that relate to enhancing open space and health. Option 1 is however likely to have a more significant impact on these objectives as it would not only improve existing open space but would also lead to the provision of new areas of open space in areas of significant new population growth and would deliver targeted improvements to open space based on the most up-to-date information about current deficiencies in provision.

26.7 By supporting the provision of areas of new open space in the Strategic Locations and delivering targeted improvements to open space based on the most up-to-date information about current deficiencies in provision, Option 1 could reduce the need for residents to travel in order to access open space and could therefore have a positive impact on the objectives relating to reducing the effects of traffic on the environment; access to services and facilities; air quality; and contributions to climate change. By contrast, the alternative option would have a negative or uncertain impact on each of these objectives. Option 1 would also have a positive impact on the objectives relating to community welfare; reducing the impacts of climate change; and water quality, whereas Option 2 could have a negative impact on the objectives that relate to reducing the impacts of climate change; and water quality.

26.8 The full appraisal can be found in the SA Report (section 4.21 and Appendix U)

Preferred Option

26.9 Option 1 is the preferred option as it scores better in the sustainability appraisal and offers more potential for improvements to open space. It is considered improvements are more appropriately named in a separate action plan as circumstances and needs change too frequently to be in a Local Plan. New areas of open space and improvements are needed in the Strategic Locations and these should be delivered as part of development.

Cemeteries

26.10 Option 1 - To extend Dunham Cemetery to provide burial space for the whole of Trafford

26.11 Option 2 - To provide burial space as an extension to Dunham for the south of the borough and new burial space at Carrington for the north of the borough.

26.12 There were not considered to be any other options. There is little spare land available in Trafford Quays if quantities of development in the Core Strategy are to be realised. Therefore this option is not considered to be realistic. There is very little opportunity to extend other existing cemeteries as there is no available land.

26.13 The potential new burial space within Carrington Strategic Location has not yet been identified and therefore the option for this cannot yet be mapped. Therefore, there are no boundary option plans for cemeteries appended to this report.

Sustainability Appraisal of Proposed Options

26.14 Both potential locations for new cemetery facilities are situated away from the main urban areas of Old Trafford, Stretford, Sale and Altrincham. As such, both options are likely to generate a significant number of trips by private car. Therefore, both options have the potential to have a negative impact on the objectives of reducing the effects of traffic on the environment; reducing contributions to climate change; and improving air quality. However, by just focussing new cemetery facilities in one location in Trafford, option 1 is likely to have a more significant negative impact on the objectives relating to traffic and air quality and this impact is likely to become increasingly significant over the longer term as existing cemetery facilities elsewhere in the Borough reach capacity.

26.15 Both of the options are unlikely to have a significant impact on any of the other objectives.

26.16 The full appraisal can be found in the SA Report (section 4.21 and Appendix U)

Preferred Option

26.17 Option 2 is the more sustainable option as it has the potential to have less of a negative impact on traffic as with two cemetery sites to choose from people are likely to go to the one nearest to them and so travel shorter distances.

27. Green Belt and Other Protected Open Land

27.1 This section sets out the proposed policy for consideration in the draft Land Allocations Plan and for appraisal against sustainability objectives. It takes account of the issues and evidence identified in Topic Paper TP24: Green Belt.

Consideration of Options

27.2 It is considered there are no realistic options for changing the Green Belt boundary or the Other Protected Open Land boundary from that in the UDP. National Policy states Green Belt boundaries should not be altered lightly and should be long term boundaries. The Core Strategy did not consider changes to the Green Belt were needed and there is still no evidence that would necessitate reconsidering this. Any changes to Green Belt as part of a Land Allocations Plan would not be in conformity with the Core Strategy and would require a full review of the Core Strategy.

27.3 It is therefore proposed the existing UDP Green Belt and Other Protected Open Land boundary is carried forward to the Land Allocations Plan with a Policy for Green Belt and Other Protected Open Land to protect these areas The options covering specific development in the allocation of Countryside Land at Davenport Green as defined by the boundary set out in Appendix 4 of the Core Strategy is dealt with in the employment topic paper

27.4 The Sustainability Appraisal Report (section 4.22 and Appendix V) demonstrates the proposed policies on Green Belt and Other Protected Open Land are sustainable. Therefore it is proposed the UDP boundaries are carried forward to the Land Allocations Plan.

27.5 Therefore, as there are no options for different site areas proposed, there are no boundary option plans appended to this report.

Preferred Option

27.6 It is proposed the existing UDP Green Belt and Other Protected Open Land boundary is carried forward to the Land Allocations Plan with a Policy for Green Belt and Other Protected Open Land to protect these areas.

Appendix A – Sites Not Proposed for Inclusion in the draft Land Allocations Plan.

This page intentionally left blank

The below three tables detail the sites which have not been allocated, with specific reasons provided at the head of each table.

Table 1.shows the sites which are below the allocation site size threshold for development of 0.4hectares and above, however where appropriate those sites proposed for residential development have been included within the Borough's housing land supply figures.

Table 1. Sites below 0.4hectares

Year ID	Person ID	Site ID	SiteAddress1	LDF Area
CFS12	1236	137	Nifes House, Sinderland Road	Altrincham
CFS07	1178	87	Site of 15 -21 Borough Rd	Altrincham
CFS07	1178	116	Garage Court, Cecil Rd, Hale	Altrincham
CFS07	1178	101	Formerly 11/17 Mayors Road	Altrincham
CFS07	1256	7	66a Barrington Road / 39 Ellesmere Road,	Altrincham
CFS07	1273	63	Dawson Road	Altrincham
CFS07	1178	119	Land at Marlborough Rd Bowdon	Altrincham
CFS07	1281	127	Land at 42 Brook Avenue Timperley	Altrincham
CFS07	1178	113	Land at 23/49 Woodfield Road Woodfield Road	Altrincham
CFS12	1238	140	Land adjacent to Station Cottages off Manchester Road, West Timperley	Altrincham
CFS07	1275	70	Former Bowling Green, Albert Place	Altrincham
CFS07	1255	6	41 Manchester Road	Altrincham
CFS07	1263	18	Pownall Road Ex council day care centre	Altrincham
CFS07	1178	18	Former Day Centre, Pownall Rd	Altrincham
CFS12	1050	141	23 Langham Road, Bowdon	Altrincham

Year ID	Person ID	Site ID	SiteAddress1	LDF Area
CFS07	1178	112	Land & Buildings Wharf Road, Broadheath	Altrincham
CFS07	1157	57	Site of Former Oasis Hotel, 46-48 Barrington Road	Altrincham
CFS07	1092	54	Budenburg, Bowling Green, Weldon Road, Broadheath,	Altrincham
CFS07	1178	98	Former 43/49 Humphrey Road	Old Trafford
CFS12	1245	156	Former Greyhound Public House site, Manchester Road / Manchester New Road	Partington
CFS12	1045	148	Partington Village Green	Partington
CFS07	1178	96	Former Depot, Manchester Road	Partington
CFS07	1178	110	Land at The Gorse, Bowdon	Rural Communities
CFS07	1257	8	157 Dane Road	Sale
CFS07	1265	37	Land adjoining 15 Westwood Avenue, Timperley	Sale
CFS07	1274	69	66 Oldfield Road	Sale
CFS07	1178	111	Land at 9/13 Washway Rd	Sale
CFS07	1178	90	Land at Buck Lane	Sale
CFS07	1261	11	85 Broad Road	Sale
CFS07	1272	56	Dalton House, Washway Road	Sale
CFS07	1252	1	Dunedin 43 Oakfield	Sale
CFS07	1178	122	Land at Walton Rd (North of Fonthill Grove)	Sale
CFS07	1178	95	2 sites former 7/13 & 96/102 Derbyshire Avenue	Stretford
CFS07	1178	117	Land at Lee Crescent / Renton Road	Stretford
CFS07	1266	42	Lostock Clinic, 431 Barton Road	Stretford
CFS07	1178	99	Land at Lime Rd	Stretford
CFS07	1178	121	Land at Sheldon Ave, Flixton	Urmston
CFS07	1178	89	Land at Brook Rd, Flixton Flixton	Urmston

Year ID	Person ID	Site ID	SiteAddress1	LDF Area
CFS07	1178	88	Land at Broadway, Davyhulme	Urmston
CFS07	1178	107	Land at Padbury Close Flixton	Urmston
CFS07	1178	120	Former Bowfell Depot, Moor Lane, Davyhulme	Urmston

Table 2. The below site submissions have not been included either because: they have already been developed; or the proposal is no longer relevant; or there is a conflict with Core Strategy Policy.

CFS Site Number	Site Name	Place	LAP Proposed Policy/Current status of site
CFS07-1280-126	Ringway Golf Course	Altrincham	GB1
CFS07-1263-15	St Anne's Hospital	Altrincham	Housing has been completed on site.
CFS07-1268-50	Sinderland Road	Altrincham	Household recycling centre completed on site.
CFS07-1104-60	Social Club, Grange Avenue, Timperley	Altrincham	Housing has been completed on site.
CFS12-1235-135	Land at Newstead Terrace	Altrincham	GI1
CFS12-1239-123, CFS07-1239-123, CFS07-1104-125	Ridgeway Nurseries	Altrincham	GB1
CFS12-1233-129	Rugby Ground off Clay Lane	Altrincham	GB1
CFS07-1089-33	Hale WWTW	Altrincham	GB1
CFS12-1087-32, CFS07-1087-32	Land at Hasty Lane	Altrincham	GB1, NE2, GI1
CFS07-1276-115	Land at Davenport Green Hall	Altrincham	GB1, NE2, GI1
CF07-1089-35	Land at Altrincham WWTW	Altrincham	GB1
CFS07-1279-124, CFS07-1278-124	Field west of Nursery School, Ridgeway Road	Altrincham	GB1
CFS12-1234-131	Grove Park, Delahays Road	Altrincham	OS1, GB1
CFS07-1136-86	Bow Lane	Altrincham	GB1
CFS12-1158-65	Land to the west and	Mersey	GB1, GI1

CFS Site Number	Site Name	Place	LAP Proposed Policy/Current status of site
	norh of Church Lane	Valley	
CFS12-1183-155	Chester Road (Stretford Meadows)	Mersey Valley	GB1, GI1
CFS07-1268-51	Chester Road (Household Waste)	Mersey Valley	GB1, GI1
CFS07-1041-48	White City Railway Station	Old Trafford	TfGM priorities have changed and this option is no longer being taken forward.
CFS07-1178-103	School and Playing Field, Moss View Road	Partington	GB1
CFS07-1178-103	School and Playing Field, Moss View Road	Partington	GB1
CFS07-1253-2	Mill Bank Hall Farm, Lock Lane, Partington	Partington	GB1
CFS07-1197-12, CFS07-1215-12	Birch Farm	Partington	GB2
CFS07-1076-38	Warburton Parish	Rural Communities	GB1
CFS07-1269-52	Midlands Farm	Rural Communities	GB1
CFS12-1051-158	Broad Oak Farm, Chapel Lane	Rural Communities	GB1
CFS07-1041-45	Dane Road Metrolink P&R site	Sale	This site was submitted in 2007 and has since been withdrawn following changes to TfGM's plans for Metrolink.
CFS07-1260-12	Hornbeam Close	Sale	The site is in part a school playing field and part Green Belt in the UDP, these allocations are carried through within the Core Strategy and the site is proposed for allocation as a new park Policy

CFS Site Number	Site Name	Place	LAP Proposed Policy/Current status of site
			OS1.
CFS07-1178-92	Land at Cherry Lane, Sale	Sale	SP2
CFS07-1178-102	Moss Park Junior Playing Field	Stretford	SP2
CFS12-1045-151	Land at Barton Bridge	Urmston	The site is submitted for employment use, it is outside of the areas focused for employment use as set out in Core Strategy Policy W1.3.
CFS12-1231-128	Land next to Flixton Station	Urmston	GB1
CFS07-1264-31	Old Cascade Motors	Urmston	OR1.2
CFS12-1235-134	Land off Flixton Road	Urmston	GB1
CFS12-1045-152	Land south of the Manchester Ship Canal and west of Barton Bridge	Urmston	The site has planning permission for renewable energy plant but the decision is subject to a judicial review therefore it would be premature to allocate this site for this use.
CFS07-1089-34	Davyhulme WWTW	Urmston	NE1, OS1

Table 3. The below site submissions will be considered as part of the production of policy guidance within the Altrincham Business Neighbourhood Plan:

CFS Site Number	Site Name
CFS07-1263-22	Altrincham Interchange
CFS07-1263-23	Builders Centre, Oakfield Road
CFS12-1152-139	Land at Oakfield Road (Altair)
CFS07-1263-25	Altrincham Leisure Centre, Oakfield Road
CFS07-1263-27	Oakfield Industrial Units, Oakfield Road
CFS07-1263-17	Regent Road car park, Regent Road
CFS07-1263-20, CFS071054-67	Stamford Quarter, Cross Street
CFS07-1263-24	Travis Perkins, Mayors Rd/Manor Rd
CFS07-1263-19	Central Way / Lower market
CFS07-1178-94	Land at Denmark Street
CFS07-1178-91	Central Way (car parks)
CFS07-1263-29	Goose Green Bridge
CFS07-1178-105	Land at Oakfield St / Balmoral Rd
CFS07-1263-30	Denmark Street / Lloyd Street
CFS07-1263- 26	New Bridge
CFS12-1207-16	Altrincham General Hospital, Market Street
CFS07-1263-16	Altrincham General Hospital, Market Street

This page intentionally left blank

Appendix B – Assessment of Options for Sites to be included in the draft Land Allocations Plan.

This page intentionally left blank

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Pomona Docks	Pomona Docks	Old Trafford	9.5	N/A	1848	N/A	H10, H3, HOU5, TP2, ENV10, E13,	SL1, L3, R2	Resi	Emp	Mixed	App A
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Pomona Island which in accordance with Core Strategy Policy SL1 is to deliver a mixed use development.												POM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Cornbrook Triangle	Cornbrook Triangle	Old Trafford	1.3	CFS12-1045-144	N/A	N/A	H10, H3, HOU5, E10	SL1, L3, R2, W1.3	Resi	Emp	Mixed	App A
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Pomona Island which in accordance with Core Strategy Policy SL1 is to deliver a mixed use development.												POM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Pomona Island	Pomona Island	Old Trafford	10	CFS12-1045-75	1443	80027	H10, H3, HOU5, E10, ENV10, TP2	SL1, L3, R2, W1.3	Resi	Emp	Mixed	App A
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Pomona Island which in accordance with Core Strategy Policy SL1 is to deliver a mixed use development.												POM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
MUFC North Road Site	North Road	Trafford Park	0.6	N/A	N/A	70132	TP13	SL2	Stadium Area Policy WHA3 Y	App B
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is proposed to deliver development as set out in Policy WHA3.										WHA3

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Trafford Wharfside	Trafford Wharfside	Old Trafford	16	CFS07-1045-74	1609	72066	TP5	W1, L1, SL2	Policy WHA1			App A
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Circle North, Warren Bruce Way	Warren Bruce Way	Trafford Park	0.5	N/A	N/A	80019	TP5	SL2, W1, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at junction of Elevator Rd and Wharfside Way	Elevator Rd and Wharfside Way	Trafford Park	1.5	N/A	N/A	80020	TP5	W1, SL2, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Warren Bruce Road	Warren Bruce Road	Trafford Park	0.6	N/A	N/A	70026	TP5	W1, SL2, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land between Wharfside Way and John Gilbert Way	Wharfside Way and John Gilbert Way	Trafford Park	0.75	N/A	N/A	80018	TP5	W1, SL2, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land off Wharf End	Wharf End	Trafford Park	0.5	N/A	N/A	80021	TP5	W1, SL2, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the North of Wharfside Way	Wharfside Way	Trafford Park	0.7	N/A	N/A	72117	TP5	W1, SL2, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Victoria Warehouse Site A	Victoria Warehouse Site A	Trafford Park	1	CFS07-1095-68	1450	70025	TP5	SL2, W1, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Victoria Warehouse Site B	Victoria Warehouse Site B	Trafford Park	0.4	N/A	N/A	70125	E13	W1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Wharfside II	Trafford Wharfside	Trafford Park	54.78	N/A	1849	N/A	TP5	SL2, W1, L1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Wharfside which in accordance with Core Strategy Policy SL2 is to deliver a mixed use development.												WHA1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
B&Q Great Stone Road	Great Stone Road	Old Trafford	0.94	CFS12-1240-142	1565, 1934	N/A	N/A	SL3	Resi	Emp	Mixed	App C
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of LCCC Quarter which in accordance with Core Strategy Policy SL3 is to deliver a mixed use development.												LAN1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land South of White City Retail Park	Chester Road	Old Trafford	0.63	N/A	1504	N/A	H10, E10	SL3, L3	Resi	Emp	Mixed	AppC
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of LCCC Quarter which in accordance with Core Strategy Policy SL3 is to deliver a mixed use development.												LAN1, RE2.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
LCCC Quarter Strategic Location	Talbot Road	Old Trafford	7	N/A	1601	N/A	H9, E10, OSR5	SL3, R5, L3	Resi	Emp	Mixed	App C
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of LCCC Quarter which in accordance with Core Strategy Policy SL3 is to deliver a mixed use development.												LAN1, RE1, RE2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
White City Retail Park	Brindley Road	Old Trafford	5.58	CFS12-1242-154	N/A	N/A	H10, S12	L3, W2	**Retail Warehouse Park** Y	App P
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is allocated as a Retail Park in the Trafford UDP and the Core Strategy Policy W2 retains retail warehouse park uses in key areas including Old Trafford. Considering these key factors along with the findings of the SA, it was considered to propose the site for employment use.										OR1.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Old Trafford Cricket Ground & adjoining land	Talbot Road	Old Trafford	7.06	CFS07-1057-62	N/A	N/A	E10	SL3, L3	Resi N	Emp N	Mixed Y	App C
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of LCCC Quarter which in accordance with Core Strategy Policy SL3 is to deliver a mixed use development in a sustainable lcoation and located within a Regeneration Area. Considering these key factors and the SA, the site proposed as mixed use.												LAN2, RE2.4

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
TCR Bridgewater Centre	TCR Bridgewater Centre	Trafford Park	3.76	CFS07-1045-79	N/A	72121	TCA1	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
TCR Canal side Argos Depot	Canal side Argos Depot	Trafford Park	7.5	CFS07-1045-81	N/A	72122	TCA1	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Container Base	Barton Dock Road	Trafford Park	10.9	CFS07-1045-82	N/A	72123	TC1A(a)	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
TCR Kratos Site	Kratos Site	Trafford Park	3.6	CFS07-1045-83	N/A	72094	TCA1	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Junction 10 M60	Junction 10 M60	Trafford Park	1.9	CFS12-1249-146	N/A	80032	TC1A(a)	W1	Resi	Emp	Mixed	App B
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
TCR South of Taylor Road	Taylor Road	Trafford Park	5.1	CFS07-1045-80	N/A	72120	TCA1	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
TCR Hotel Site	TCR Hotel Site	Trafford Park	1.53	CFS07-1045-84	N/A	N/A	TC1A(a)	SL4, W1, L1	Resi	Emp	Mixed	App D
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR3

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Trafford Leisure Village	Trafford Leisure Village	Trafford Park		CFS12-1249-145	N/A	N/A	TC1A(a)	W1, SL4	Resi	Emp	Mixed	App D
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR3

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Trafford Quays	Trafford Quays	Trafford Park	43.6	CFS12-1249-85, CFS07-1045-85	1894, 1614	70124	TCA1, TP12, TC1A(a), ENV10	SL4, R1, W1, L1	Resi	Emp	Mixed	App D
									N	N	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Trafford Centre Rectangle which in accordance with Core Strategy Policy SL4 is to deliver a mixed use development.												TCR2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Ackers Lane	Ackers Lane	Carrington	0.83	N/A	1664	N/A	E15	SL5	Resi	Emp	Mixed	App E
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Carrington Plains	Manchester Road	Carrington	20	N/A	N/A	80029	E15, E7, ENV13, OSR6, D5, ENV32	SL5, W1.3	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Carrington Power Station	Manchester Road	Carrington	16	N/A	N/A	32012/01	E15, E7, ENV13, OSR6, D5, ENV32	SL5, W1.3	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Carrington Strategic Location	Carrington Strategic Location	Carrington	259	N/A	1823	N/A	E15, E7, OSR5, OSR6, OSR7(ii), OSR12(iv), ENV9, M6, C8, T8, D5, ENV13	SL5, W1.3, W1.13, R2, R3, R4, R5, GM Minerals Plan	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Former LNG Site	Broadway	Partington	28.58	CFS12-1097-40	N/A	80030	H11, E7, D5	L3, W2, L5	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Chemical Manufacturing Works	Carrington Chemical Manufacturing Works	Carrington	85	CFS07-1026-64, CFS07-1098-61	N/A	32132, 32008	E15, E7, C4, OSR5, C8, ENV9, OSR15, D5, M6, T8, ENV13	SL5, W1.3, W1.13, R2, R3, R4, R5, GM Minerals Plan	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land off Common Lane	Manchester Road	Carrington	30.9	CFS07-1097-39, CFS12-1097-169	N/A	32019/00	E15, E7	SL5, W1.3	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land off Crampton Lane	Crampton Lane	Carrington	1.95	CFS07-1259-09	N/A	N/A	E15, ENV13, D5	SL5, L5, W1.13	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land north of Broadway	Broadway	Partington	3.6	CFS12-1097-170	N/A	N/A	H11, D5, OSR7, ENV10, OSR6	E3, E5, R3, R2, GM Minerals Plan	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR 1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land south of Brodway	Broadway	Partington	1.95	CFS12-1097-171	N/A	N/A	H11, D5, OSR7, ENV10, OSR6	E3, E5, R3, R2, GM Minerals Plan	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR 1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Partington Wharfside	Manchester Road	Carrington	22.6	CFS07-1045-77	N/A	N/A	E15, E7, D5, ENV9, OSR6, ENV10, ENV32	SL5, W1, R2, R3,	Resi	Emp	Mixed	App E
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Strategic Location of Carrington which in accordance with Core Strategy Policy SL5 is to deliver a mixed use development.												CAR1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
Former Bakemark, UK	Skerton Road	Old Trafford	2.5	CFS12-1246-71, CFS07-1094-71;	1607	62126	H10, E7	L3, within Inner Area, outside of W1.3	Y	X	X	App F

Reason for Proposed Allocation:	Proposed LAP Ref.
The site is allocated for employment use in the Trafford UDP, but in the Core Strategy Policy W1 refocuses employment uses to other areas including Pomona and Wharfside. The site is located in the Priority Regeneration Area of Old Trafford, where Policy L3 of the Core Strategy identifes 1,000 residential units are to be delivered during the plan period. The site was submitted by the landowner for residential use. Considering these three key factors along with the findings of the SA, it was considered to propose the site for residential use.	HO1, RE2.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
Trafford Press Site	Chester Road	Old Trafford	0.4	N/A	1455	N/A	H10, TP3(b), ENV21	Inner Area, L3, within W1.11, R1	Y	X	X	App F

Reason for Proposed Allocation:	Proposed LAP Ref.
The site is allocated for a mixed use development in the UDP and is located within the Priority Regeneration Area of Old Trafford, where Policy L3 of the Core Strategy identifes 1,000 residential units are to be delivered during the plan period. The site has been assessed by the SHLAA as suitable for residential development. The SA concluded the residential development would have a positive impact on a range of the sustainability objectives, including locating housing in a sustainable location. Considering these key factors, the site is proposed for residential use.	HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Globe Trading & Carriage Street, Cornbrook Street, Chorlton Road	Carriage Street, Cornbrook Street, Chorlton Road	Old Trafford	3.7	N/A	1888, 1703	N/A	H10	L3	Resi	Emp	Mixed	App F
									Y	X	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated for employment use in the Trafford UDP, but in the Core Strategy Policy W1 refocuses employment uses to other areas including Pomona and Wharfside. The site is located in the Priority Regeneration Area of Old Trafford, where Policy L3 of the Core Strategy identifes 1,000 residential units are to be delivered during the plan period. The site was submitted by the landowner for mixed or residential use. Considering these three key factors, it was considered to propose the site for residential use. The SA concluded a mixed use development would have a positive impact on a range of the sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at 39 Talbot Road	39 Talbot Road	Old Trafford	0.43	CFS12-1242-153	1974	60021	H10, E10	L3, within Inner Area, outside of W1.3	**Resi**	**Emp**	**Mixed**	App F
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated for employment use in the Trafford UDP, but in the Core Strategy Policy W1 refocuses employment uses to other areas including Pomona and Wharfside. The site is located in the Priority Regeneration Area of Old Trafford, where Policy L3 of the Core Strategy identifes 1,000 residential units are to be delivered during the plan period. The site was submitted by the landowner for mixed or residential use. Considering these three key factors, it was considered to propose the site for residential use. The SA concluded a mixed use development would have a positive impact on a range of the sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Avondale Road car park	Avondale Road	Old Trafford	0.7	N/A	1732	N/A	H9	L3, within Inner Area, outside of W1.3	Resi	Emp	Mixed	App F
									Y	X	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in Old Trafford and Policy L3 of the Core Strategy identifies it as a Priority Regeneration Area. The SA identified the provision of housing on this accessible site would help support local services and facilities. The site was identified by the SHLAA as suitable for housing and considering these key factors, the site is proposed for residential use.												HO1

Site	Site	Place	Site Size	Call for Site Ref.	SHLAA	ELR Ref.	UDP Ref.	Core	Development Options subject			Sustainability
Land off Bold Street & Tamworth Court	Bold Street & Tamworth Court	Old Trafford	5	N/A	1565, 1934	N/A	H10	L3	Resi	Emp	Mixed	App F
									Y	X	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in Old Trafford and Policy L3 of the Core Strategy identifies it as a Priority Regeneration Area. The SA identified the provision of housing on this accessible site would help support local services and facilities. The site was identified by the SHLAA as suitable for housing and considering these key factors, the site is proposed for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Chester Rd/Cornbrook Park Rd / Virgil St	Chester Rd/Cornbrook Park Rd / Virgil St	Old Trafford	0.6	CFS07-1271-55	1596	N/A	H10	L3, within Inner Area, outside of W1.3	Resi	Emp	Mixed	App F
									Y	X	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in Old Trafford and Policy L3 of the Core Strategy identifies it as a Priority Regeneration Area. The SA identified the provision of housing on this accessible site would help support local services and facilities. The site was identified by the SHLAA as suitable for housing and considering these key factors, the site is proposed for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Warwick Road South	Warwick Road South	Old Trafford	0.479	N/A	1447	60022	H10, E7	L3, within Inner Area, outside of W1.3	Resi	Emp	Mixed	App F
									Y	X	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated for employment use in the Trafford UDP, but in the Core Strategy Policy W1 refocuses employment uses to other areas including Pomona and Wharfside. The site is located in the Priority Regeneration Area of Old Trafford, where Policy L3 of the Core Strategy identifes 1,000 residential units are to be delivered during the plan period. Considering these two key factors along with the findings of the SA, it was considered to propose the site for residential use.												HO1, RE2.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Northumberland Road, East Union Street & Blackley Street	Northumberland Road, East Union Street & Blackley Street	Old Trafford	0.68	N/A	SHLAA	N/A	H10, H3, HOU6, ENV21	L1, L3, R1	Resi	Emp	Mixed	App F
									Y	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in Old Trafford and Policy L3 of the Core Strategy identifies it as a Priority Regeneration Area. The SA identified the provision of housing on this accessible site would help support local services and facilities. The site was identified by the SHLAA as suitable for housing and considering these key factors, the site is proposed for residential use.												HO1, RE2.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Former Royal Canal Works	Former Royal Canal Works	Stretford	0.63	N/A	1688	N/A	ENV10	R2	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is located within Stretford Town Centre and includes Core Strategy Policies W1, and W2 and has been identified to deliver 250 residential units. The SA identifies the site could help deliver a better mix and balance of housing. Therefore it is proposed to allocate this site for residential use.												HO1, STR1.7

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Former Trafford College	Moss Road	Stretford	1.58	N/A	1976	N/A	TP1	W1	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The UDP allocated this site within the Trafford Park Core area. The SHLAA has identified this site as suitable for housing. The SA concluded the site as a residential development could deliver homes in an accessible location and achieve a better mix of housing. The boundary proposed for the Trafford Park Core excludes this site and it is proposed for housing.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Talbot Road	Talbot Road	Stretford	5.1	N/A	1988	N/A	N/A	Inner area, L3, outside of W1.3	Resi	Emp	Mixed	App F
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in Gorse Hill and Policy L3 of the Core Strategy identifies it as a Regeneration Area. The SA identified the provision of housing on this accessible site would help support local services and facilities, along with the impact of a mixed used development potentially offering employment opportunities to help reduce economic disparities. The site was identified by the SHLAA as suitable for housing and considering the current use industrial use is partly under-used, the site is proposed for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at 71-73 Northenden Road	71-73 Northenden Road	Sale	1.25	CFS07-1178-104	1558	N/A	N/A	N/A	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. The SA concludes that the provision of housing in the regeneration area would have a significant positive impact on a raneg of sustainability objectives. Therefore it is proposed to be allocated for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Cross Street	Cross Street	Sale	0.72	CFS07-1040-41	1404	N/A	H3	L1	Resi	Emp	Mixed	App F
									N	N	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located along the A56 corridor, which is allocated for residential use in the UDP. Due to its location the site has been assessed for a mixed use development, the SA concludes a mixed use development would have a positive impact on many of the sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Gratrix Lane	Gratrix Lane, Sale Moor	Sale	0.42	N/A	1528	N/A	N/A	N/A	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The SHLAA identified this site suitable for housing, it is located in a Regeneration Area of Sale Moor. The SA concludes that the provision of housing in the regeneration area would have a significant positive impact on a range of sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
The Square Shopping Centre	School Lane	Sale	3	CFS12-1241-144	1983	N/A	E10, S5, S7, S13	W1, W2	Shops	Office	Leisure	App F
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Sale Town Centre where 100 residential units are to delivered as set out in Core Strategy Policy W2.5. The mixed use proposal allows for both services and residential to be delivered in a town centre. The SA concluded the mixed use development would have a positive impact on many of the sustainability objectives.												SAL1.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Bayer Site	Manchester Road	Altrincham	1.7	CFS07-1270-53	1594	10039/00	N/A	Outside of W1.3	Resi	Commerical	Mixed	App F
									Y	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is currently a derelict and untidy site, which is located outside of Core Strategy Policy W1.3. It is located next to the Broadheath Regeneration Area and offers the potential to offer a better balance of housing for the local housing market. The SA concluded both uses would have a positive impact on a range of sustainability objectives. Although part of the site is in Flood Zone 3s it benefits from flood defences and passes the Exceptions Test. The site is proposed for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Hartington House	Hartington Road	Altrincham	0.8	N/A	1984	10046	N/A	Outside of W1.3.	Resi	Emp	Mixed	App F
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is not located within Core Strategy Policy areas W1, W2 or R4. The site is located near a retail park and employment area and along the A56. Therefore it is proposed to be allocated for mixed use. The SA concluded the use would have a positive impact on a range of sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at 289 Hale Road	289 Hale Road	Altrincham	0.87	CFS12-1247-168	1623	N/A	N/A	L1	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. Therefore it is proposed to be allocated for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Deansgate Lane	Deansgate Lane	Altrincham	0.86	CFS12-1161-114, CFS07-1161-114	1626	12127	E7	W1	Resi	Emp	Mixed	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within an employment area as set out by the UDP, but is outside of the areas focused for employment use as set out in Core Strategy Policy W1.3. The site is proposed for residential use to provide housing in an accessible location.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Playing field and former allotments, Stokoe Avenue	Stokoe Avenue	Altrincham	0.56	CFS07-1178-108	1564	N/A	OSR5, OSR7(i), OSR8	R5	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated for open space in the UDP, it is proposed to develop a small part of the site for residential use. The loss is mitigated by an improvement to adjoining local open space and provision of new community sports facilities.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Viaduct Road	Viaduct Road	Altrincham	1.3	CFS07-1045-78	1611	N/A	N/A	L1	Resi	Emp	Mixed	App F
									N	N	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. The site is next to the a retail park and employment area and the A56. Therefore it is proposed to be allocated for mixed use. The SA concluded the use would have a positive impact on a range of sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Stretford Boatyard	Stretford Boatyard	Stretford	0.22	CFS12-1045-73, CFS07-1045-73, CFS07-1154-73	N/A	N/A	ENV10	R2	Town Centre (STR1) Y	App M
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is located within Stretford Town Centre Core Strategy Policies W1, and W2. The town centre has been identified to deliver 250 residential units. The SA identifies the site could help deliver a better mix and balance of housing. Therefore it is proposed to allocate this site for residential use.										NE1, STR1.5

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Chester Road/Newton Street	Chester Road/Newton St/ LacySt	Stretford	0.4	CFS07-1178-93	N/A	N/A	E13	W1	Town Centre (STR1) Y	App M
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The UDP identifies this site as a strategic development employment site. It is proposed to allocate this site within the Stretford Town Centre to help deliver employment to the local area.										STR1.6

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
L&M Ltd	Norman Road	Altrincham	5	CFS07-1036-5	N/A	N/A	H3	Outside of W1.3.	Resi	Emp	Mixed	App F
									Y	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is not located within Core Strategy Policy areas W1, W2 or R4. The site is next to the a retail park and employment area. Therefore it is proposed to be allocated for mixed use. The SA concluded the use would have a positive impact on a range of sustainability objectives.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
The Square	Hale Road, Hale	Altrincham	1.05	CFS07-1207-58	1386	N/A	S10	W2	Policy Local Centre	App N
									Y	
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is allocated as a Local Shopping Centre in both the UDP and the Core Strategy, to retain a range of essentail local services and facilities for the community of Hale the site is proposed to be allocated as a Local Centre.										LC1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Woodfield Road (former Linotype Works)	Woodfield Road	Altrincham	5	N/A	N/A	12128	H3	Outside of W1.3.	Resi	Emp	Mixed	App F
									Y	Y	Y	

Reason for Proposed Allocation:	Proposed LAP Ref.
The site is not located within Core Strategy Policy areas W1, W2 or R4. The site is next to the a retail park and employment area. Therefore it is proposed to be allocated for mixed use. The SA concluded the use would have a positive impact on a range of sustainability objectives.	HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Ortonbrook School Site	Oak Road	Partington	1.52	CFS07-1178-106	1561	N/A	H11	L3	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in the Priority Regeneration Area of Partington, where 850 residential units are to be delivered. The SHLAA has identified it as suitable for housing and considering the SA conclusion of the better balance in housing market and supporting local essential services, the site is proposed for allocation for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Red Brook PH	Oak Road	Partington	1.04	N/A	1639	N/A	H11	L3	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in the Priority Regeneration Area of Partington, where Policy L3 of the Core Strategy identifes 850 residential units are to be delivered during the plan period. The site is identified suitable for residential use by the SHLAA. Considering these key factors along with the findings of the SA in particular achieving a better balance in the housing market, it was considered to propose the site for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Partington Canalside	Lock Lane	Partington	15	CFS07-1045-76, CFS12-1045-76, CFS07-1267-43	1610	N/A	H11, OSR6, D5, ENV10	L3, R3, L5, R2	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in the Priority Regeneration Area of Partington, where 850 residential units are to be delivered. This site has planning persmision for 550 units. The SHLAA has identified it as suitable for housing and considering the SA conclusion of the better balance in housing market and supporting local essential services, the site is proposed for allocation for residential use. The Green Loop and Public Realm improvements are to be integrated within the canalside residential scheme.												HO1, GI1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at 4 Lock Lane	4 Lock Lane	Partington	0.73	CFS07-1254-3	1541	N/A	H11	L3	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in the Priority Regeneration Area of Partington, where 850 residential units are to be delivered. The SHLAA has identified it as suitable for housing and considering the SA conclusion of the better balance in housing market and supporting local essential services, the site is proposed for allocation for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
Land off Central Road	Central Road	Partington	1.21	CFS12-1045-147	1510	N/A	H11	L3	Y	N	N	App F
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located in the Priority Regeneration Area of Partington, where Policy L3 of the Core Strategy identifes 850 residential units are to be delivered during the plan period. The site is identified suitable for residential use by the SHLAA. Considering its location next to the Local Centre of Partington and the the findings of the SA in particular achieving a better balance in the housing market and improving accessibility to essential services and facilities, it is considered to propose the site for mixed use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
Former Higher Road Depot	Higher Road	Urmston	0.58	CFS07-1178-96	1552	N/A	N/A	L1	Y	N	N	App F
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. Therefore it is proposed to be allocated for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Former Mosedales Brickworks	Carrington Road	Urmston	0.7	N/A	1530	N/A	N/A	L1	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. Therefore it is proposed to be allocated for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Katherine Lowe House	Barton Road	Urmston	1.26	CFS07-1262-14, CFS12-1183-14	1675	N/A	N/A	L1	Resi	Emp	Mixed	App F
									Y	N	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site has been identified by the SHLAA as suitable for residential use, it is not located within Core Strategy Policy areas W1, W2 or R4. Therefore it is proposed to be allocated for residential use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Urmston Railway Station	Urmston Railway Station	Urmston		CFS12-1235-136		N/A	N/A	L1	Resi	Emp	Mixed	App F
									N	N	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Urmston Town Centre and Core Strategy Policy W2. Therefore it is proposed to be allocated for mixed use.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Stamford Brook	Sinderland Road	Altrincham	2.3	N/A	1977	N/A	OSR5, MD1	R5	Resi	Emp	Mixed	N/A
									N/A	N/A	N/A	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated as Open Space in the UDP, it is land which has been identified as surplus to Trafford College needs and it not presently used as open space. The site has permission for housing and this is partially implemented therefore the site has not been subject to a SA.												HO1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Metrolink Station Sale Water Park - P&R	Sale Water Park	Mersey Valley		CFS07-1041-46	N/A	N/A	C4, ENV10, ENV17	R2, R3, R4	P&R Y	App I
Reason for Proposed Allocation:										**Proposed LAP Ref.**
This site is proposed for P&R facility to support the Metrolink line extensions within Greater Manchester. The site has planning permission for this use and is currently being constructed on site.										TR2.5

Site	Site	Place	Site Size	Call for Site Ref.	SHLAA	ELR Ref.	UDP Ref.	Core	Development Options subject	Sustainability
Metrolink Line extension to Trafford Park	Trafford Park metrolink extension	Trafford Park		CFS07-1041-44	N/A	N/A			Public Transport Corridor (Policy TR2.1) Y	App I
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The alignment of a Metrolink extension is proposed to connect Wharfside, Imperial War Museum, Parkway Circle, EventCity and the Trafford Centre. The alignment is proposed to be allocated.										TR2.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
Electric Park	Westinghouse Road	Trafford Park	2.3	N/A	N/A	72079	TP1	W1	N	Y	N	App L
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Centenary Way	Centenary Way	Trafford Park	3.9	N/A	N/A	72126	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Park Road and Barton Dock Road	Park Road and Barton Dock Road	Trafford Park	2.3	N/A	N/A	72128	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Junction of Village Way and Third Avenue	Village Way and Third Avenue	Trafford Park	1.67	N/A	N/A	80022	TP1	W1	Resi	Emp	Mixed	App L
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land off Longbridge Road	Longbridge Road	Trafford Park	1.2	N/A	N/A	80025	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land on the corner of Ashburton Road West and Nash Road	Ashburton Road West and Nash Road	Trafford Park	1.7	N/A	N/A	72115	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the east of Mosley Road	Mosley Road	Trafford Park	3.7	N/A	N/A	70131	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the north of Nash Road	Nash Road	Trafford Park	1.9	N/A	N/A	72113	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the south of Ashburton Road West	Ashburton Road West	Trafford Park	1.9	N/A	N/A	70129	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the south of Nash Road	Nash Road	Trafford Park	1	N/A	N/A	72114	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Nash Road	Nash Road	Trafford Park	0.4	N/A	N/A	72119	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Trafford Park employment area as set out by Core Strategy Policy W1.3. In accordance with Policy W1.3 it is proposed for employment use.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Nash Road, off Ashburton Road,	Nash Road, off Ashburton Road,	Trafford Park	0.8	N/A	N/A	72103	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Trafford Park Bakery	Trafford Park Bakery	Trafford Park	0.5	N/A	N/A	72068	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Trafford Park employment area as set out by Core Strategy Policy W1.3. In accordance with Policy W1.3 it is proposed for employment use.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Trafford Park Waste Transfer Station	Trafford Park	Trafford Park	1.1	CFS07-1268-49	N/A	N/A	TP1, ENV32	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The employment allocation in Trafford Park fits with the UDP and Core Strategy policies for Trafford Park. The SA concludes a positive impact on a range of sustainability objectives in particular provision of employment in an accessible location. The site is proposed for employment use.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the west of Fifth Avenue	Fifth Avenue	Trafford Park	3.5	N/A	N/A	80023	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land between Twinning Road and Thompson Road	Twinning Road and Thompson Road	Trafford Park	6.2	N/A	N/A	80026 & 72116	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land to the west of Twining Road	Twining Road	Trafford Park	5	N/A	N/A	72116 & 80026	TP1	W1	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within Trafford Park Core as detailed in both the UDP and Core Strategy. The site is identified within the ELR as suitable for employment. The SA concludes the site would have positive impacts for a range of sustainability objectives including economic performance, accessible employment opportunities and reducing poverty and social exclusion. The site is proposed for allcoation as an employment site.												EM1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land off Craven Road	Craven Road	Altrincham	0.83	CFS07-1045-4	N/A	N/A	E7	W1.3	Resi	Emp	Mixed	App L
									Y	Y	X	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is in active industrial use within Broadheath and this use will be retained in conformity with Core Strategy Policy W1.3.												EM2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Lyon Industrial Estate	Atlantic Street, Broadheath	Altrincham	2.7	N/A	N/A	80031	E7	W1.3, L3	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Broadheath employment area as set out by Core Strategy Policy W1.3. In accordance with Policy W1.3 it is proposed for employment use.												EM2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land south of Atlantic Street	Atlantic Street	Altrincham	1.7	N/A	N/A	80033	S12	W1	Resi	Emp	Mixed	App L
									N	Y	Y	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated in the UDP as a retail park, the occupier has indicated their intention to close the store. Therefore it is considered the site is potentially redundant for retail use and it is proposed to be allocated for employment use to support the Broadheath employment area.												EM2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Dairyhouse Lane	Land at Dairyhouse Lane, Broadheath	Altrincham	3.47	CFS12-1051-157	N/A	12015	E7	W1.3	Resi	Emp	Mixed	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is located within the Broadheath employment area as set out by Core Strategy Policy W1.3. In accordance with Policy W1.3 it is proposed for employment use.												EM2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Warehouse off Brindley Road	Brindley Road	Old Trafford	3.8	N/A	N/A	80028	H10, TP4	L3, W1	**Resi**	**Emp**	**Mixed**	App L
									N	Y	N	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site is allocated as a Business Park in the Trafford UDP and the ELR identifies the site for employment use. Core Strategy Policy W1 refocuses employment uses to key areas including Old Trafford. Considering these three key factors along with the findings of the SA, it was considered to propose the site for employment use.												EM3.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
Land at Davenport Green	Davenport Green	Altrincham	128.76	CFS12-1211-66, CFS07-1072-66	N/A	N/A	C4, E13, E14	R4.3, W1.9	Resi	Emp	Mixed	App L
									N/A	N/A	N/A	
Reason for Proposed Allocation:												**Proposed LAP Ref.**
The site submission has been assessed as part of the Employment Policy EM4.												EM4

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Partington Local Centre	Central Road	Partington	1.97	CFS12-1045-149	N/A	N/A	H11, S10	L3, W2	Policy Local Centre Y	App N
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is allocated as a Local Shopping Centre in both the UDP and the Core Strategy, to retain a range of essentail local services and facilities for the community of Partington, the site is proposed to be allocated as a Local Centre.										LC1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
The Square	Hale Road, Hale	Altrincham	1.05	CFS07-1207-58	1386	N/A	S10	W2	Policy Local Centre Y	App N
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is allocated as a Local Shopping Centre in both the UDP and the Core Strategy, to retain a range of essentail local services and facilities for the community of Hale the site is proposed to be allocated as a Local Centre.										LC1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
White City Retail Park	Brindley Road	Old Trafford	5.58	CFS12-1242-154	N/A	N/A	H10, S12	L3, W2	**Retail Warehouse Park** Y	App P
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is allocated as a Retail Park in the Trafford UDP and the Core Strategy Policy W2 retains retail warehouse park uses in key areas including Old Trafford. Considering these key factors along with the findings of the SA, it was considered to propose the site for employment use.										OR1.1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Trafford Retail Park	Trafford Retail Park	Urmston	8.24	CFS07-1045-72, CFS12-1045-72	N/A	N/A	S12	W2	Retail Y	App P
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is located within a Retail Park in the UDP, this use is to be retained as stated in Core Strategy Policy W2. It is proposed the site will continue to be allocated as a Retail Park.										OR1.2

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Land rear of Manor Ave	Manor Avenue	Sale	2.05	CFS07-1178-118, CFS07-1260-118	N/A	N/A	C4, OSR7(i)	R4, R5	Open Space: Y	App U

Reason for Proposed Allocation:	Proposed LAP Ref.
The site is in part a school playing field and part Green Belt in the UDP, these allocations are carried through within the Core Strategy and the site is proposed for allocation as a new Park.	OS1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal			Sustainability Appraisal Ref.
									Resi	Emp	Mixed	
39 Clay Lane	39 Clay Lane	Altrincham	1.26	CFS12-1232-130	N/A	N/A	C4	R4	Y	X	X	App W

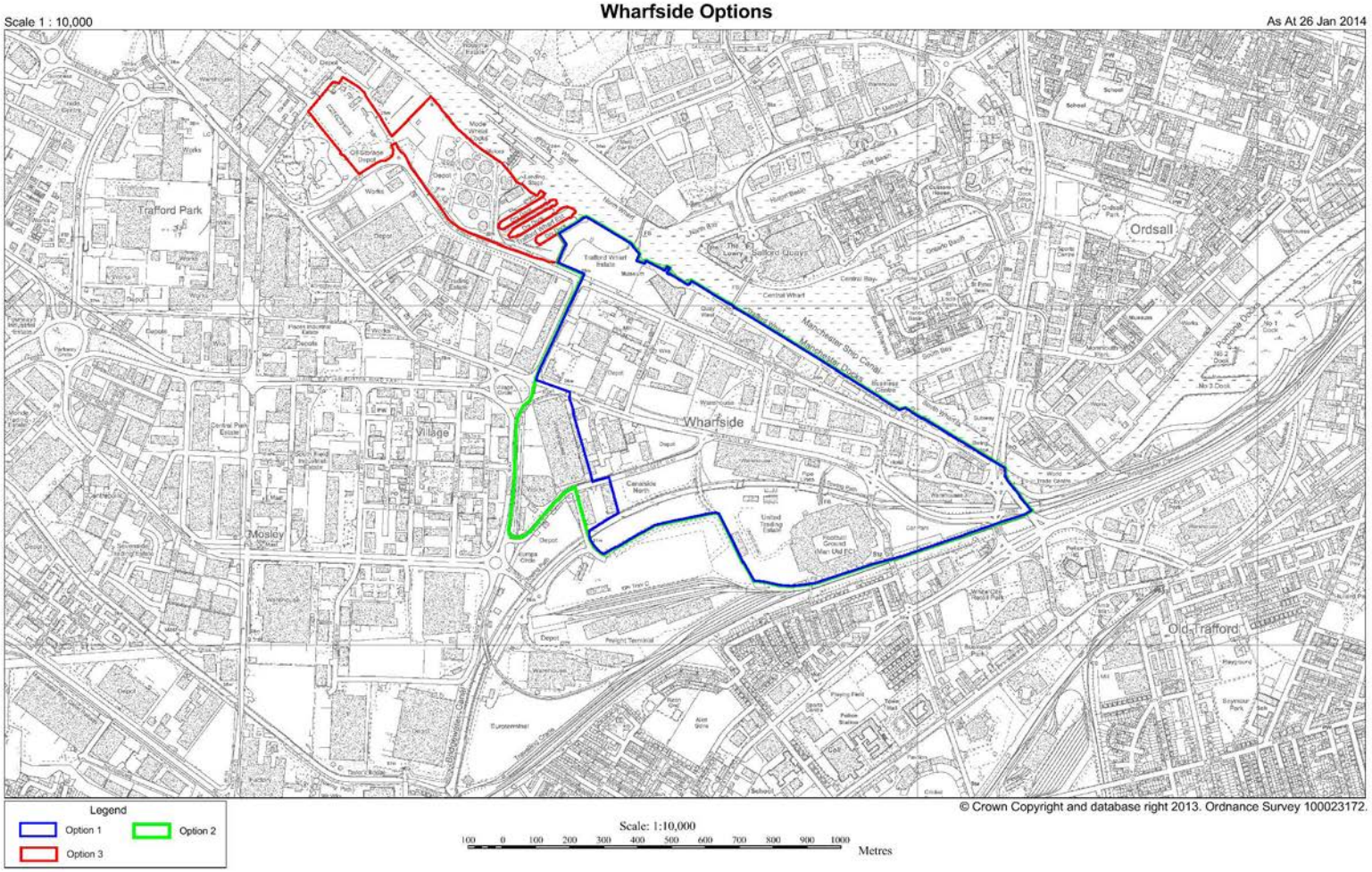
Reason for Proposed Allocation:	Proposed LAP Ref.
The site is within the Green Belt and in accordance with Core Strategy Policy R4, it is protected from inappropriate development.	GB1

Site Name	Site Address	Place	Site Size (ha)	Call for Site Ref.	SHLAA Ref.	ELR Ref.	UDP Ref.	Core Strategy Appraisal	Development Options subject to Sustainability Appraisal	Sustainability Appraisal Ref.
Cavendish Road	Cavendish Road, Bowdon	Altrincham	0.5	CFS07-1070-36	1592	N/A	N/A	R5	Protected Open Space Y	App U
Reason for Proposed Allocation:										**Proposed LAP Ref.**
The site is a school playing field and is protected from development in accordance with Core Strategy Policy R5.										SP2

This page intentionally left blank

Appendix C – Boundary Options Plan for Wharfside Strategic Location

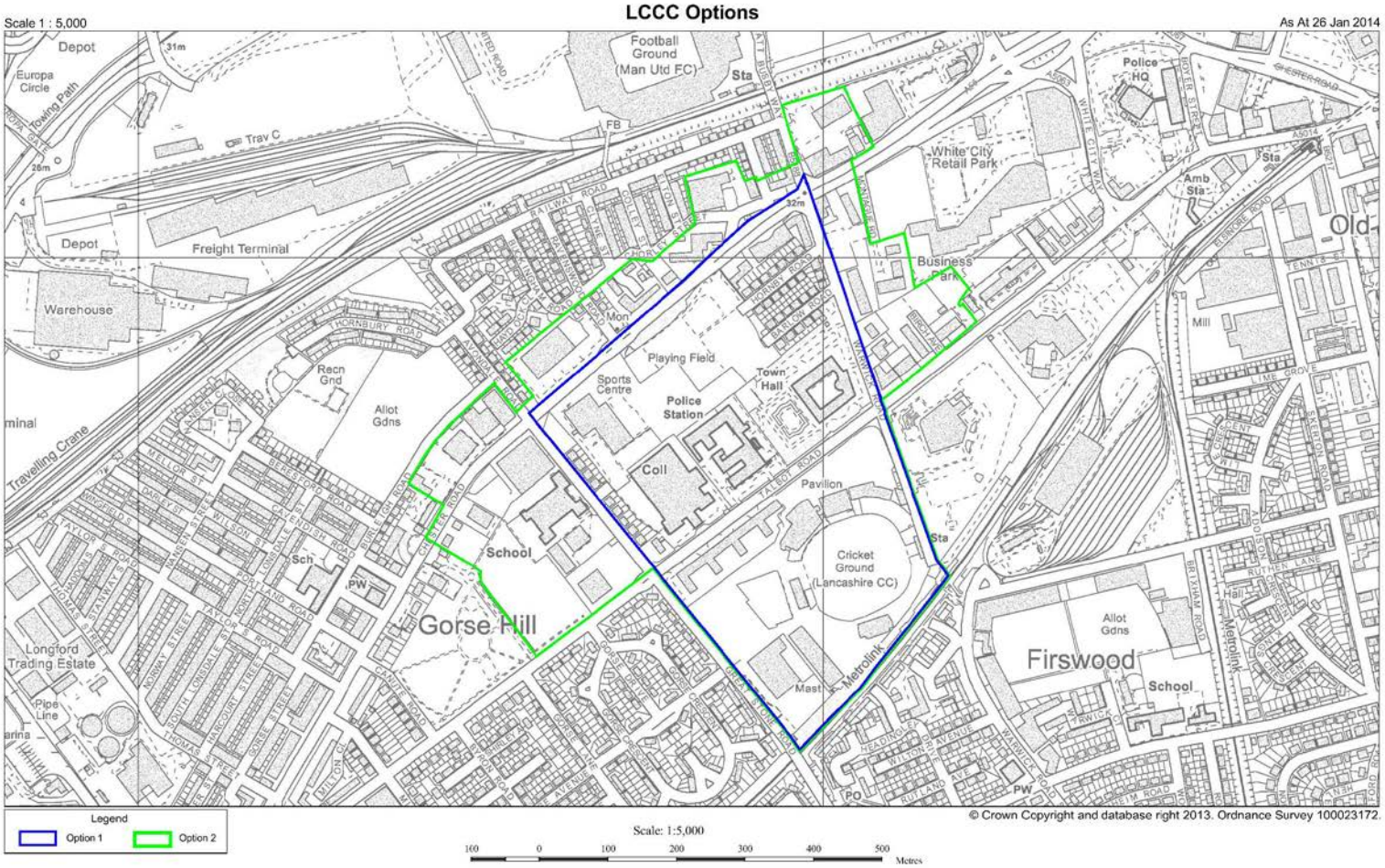
This page intentionally left blank


Wharfside Options
Scale 1 : 10,000
As At 26 Jan 2014
Trafford Park
Ordsall
Wharfside
Village
Mosley
Old Trafford
Legend
Option 1
Option 2
Option 3
Scale: 1:10,000
100 0 100 200 300 400 500 600 700 800 900 1000
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

This page intentionally left blank

Appendix D – Boundary Options Plan for LCCC Quarter Strategic Location

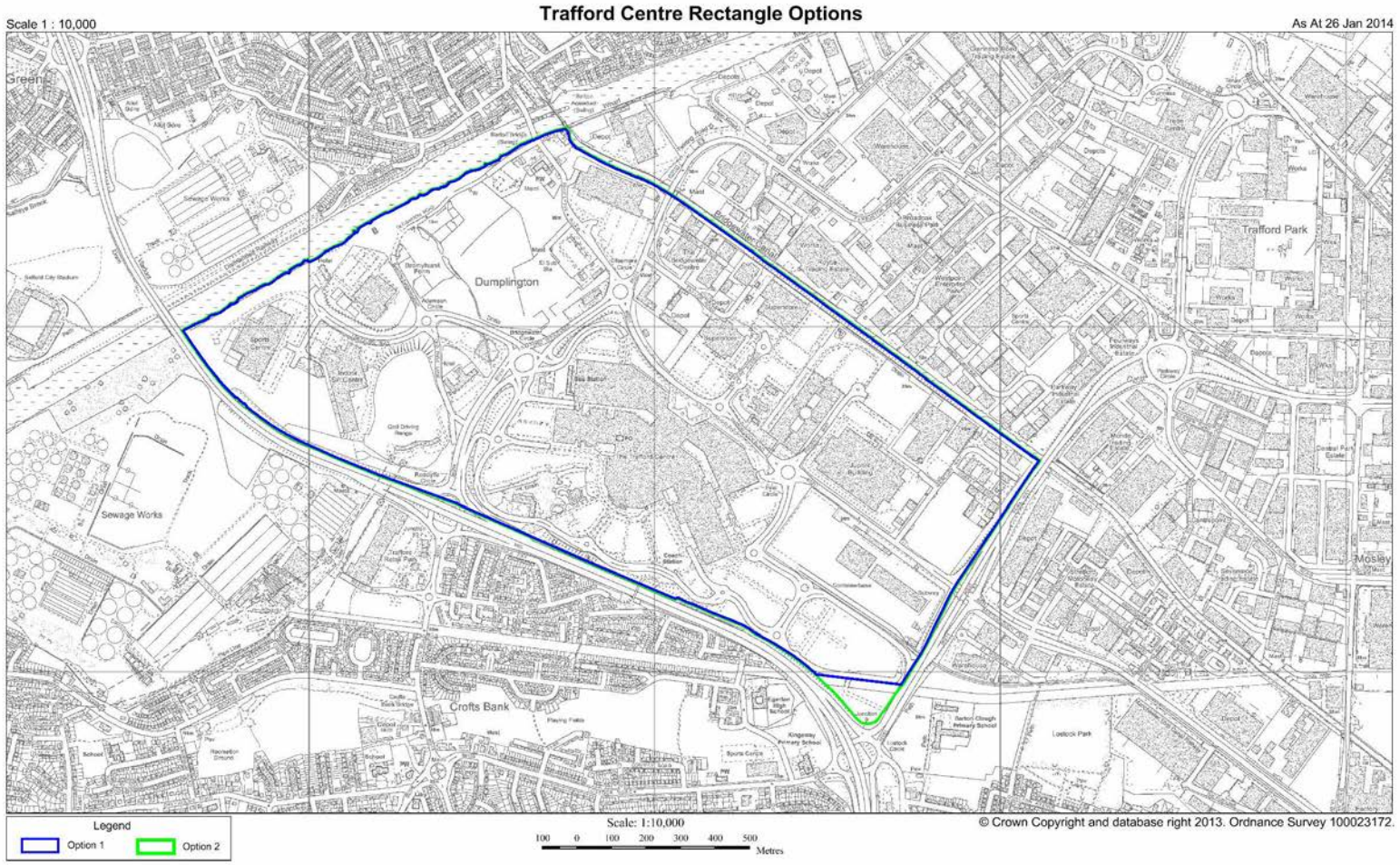
This page intentionally left blank


LCCC Options
Scale 1 : 5,000
As At 26 Jan 2014
Depot
Europa Circle
Towing Path
Trav C
Football Ground (Man Utd FC)
Sta
FB
Police HQ
White City Retail Park
Amb Sta
Old
Depot
Freight Terminal
Warehouse
Business Park
Mill
Playing Field
Sports Centre
Town Hall
Police Station
Recn Gnd
Allot Gdns
Coll
Pavilion
Travelling Crane
School
Sch
PW
Cricket Ground (Lancashire CC)
Gorse Hill
Longford Trading Estate
Pipe Line
Mast
Metrolink
Firswood
Allot Gdns
School
Hall
PO
PW
Legend
Option 1
Option 2
Scale: 1:5,000
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

This page intentionally left blank

Appendix E – Boundary Options Plan for Trafford Centre Rectangle Strategic Location

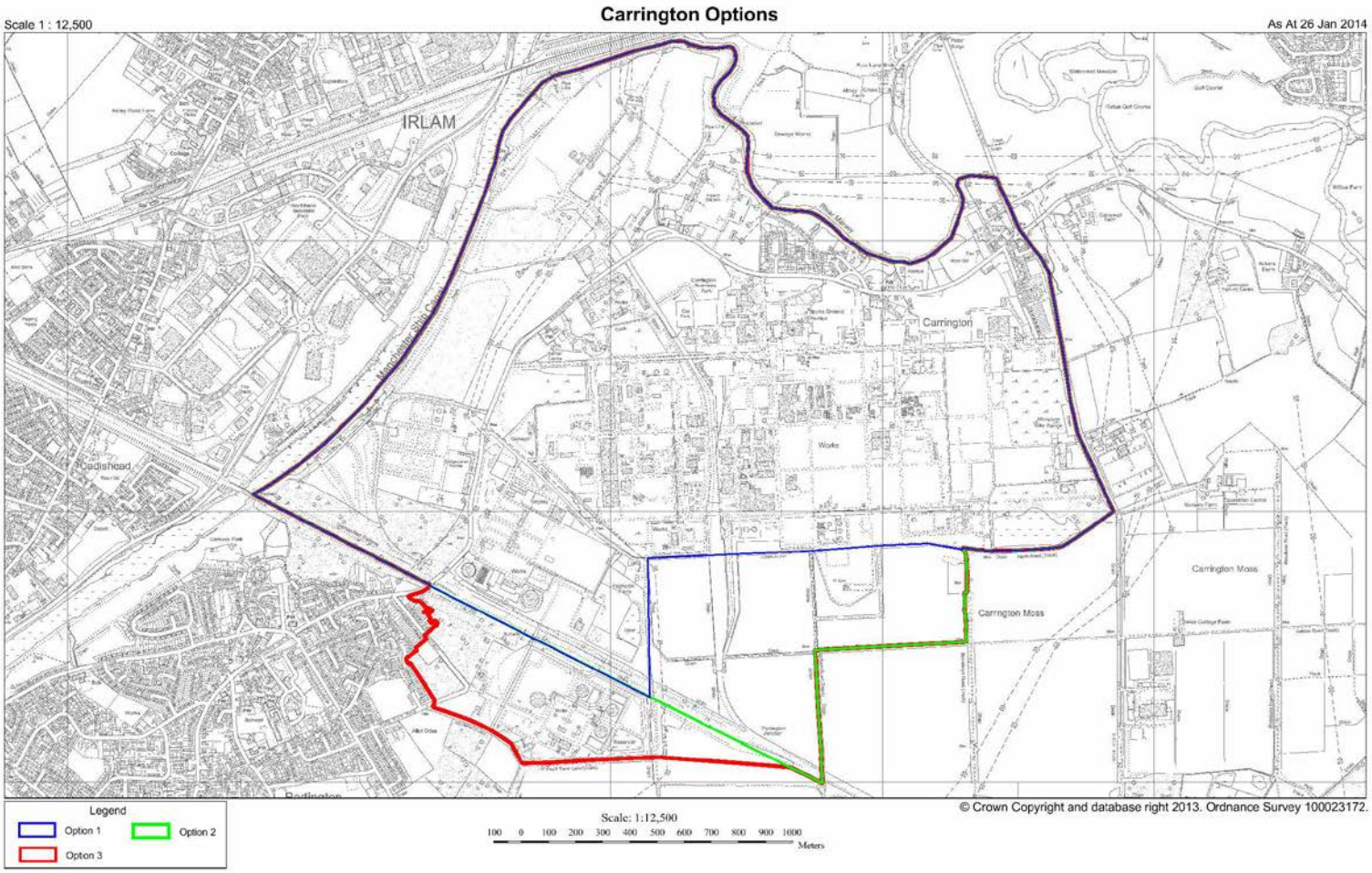
This page intentionally left blank


Trafford Centre Rectangle Options
Scale 1 : 10,000
As At 26 Jan 2014
Dumplington
Trafford Park
Sewage Works
Crofts Bank
Mosley
Legend
Option 1
Option 2
Scale: 1:10,000
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

This page intentionally left blank

Appendix F – Boundary Options Plan for Carrington Strategic Location

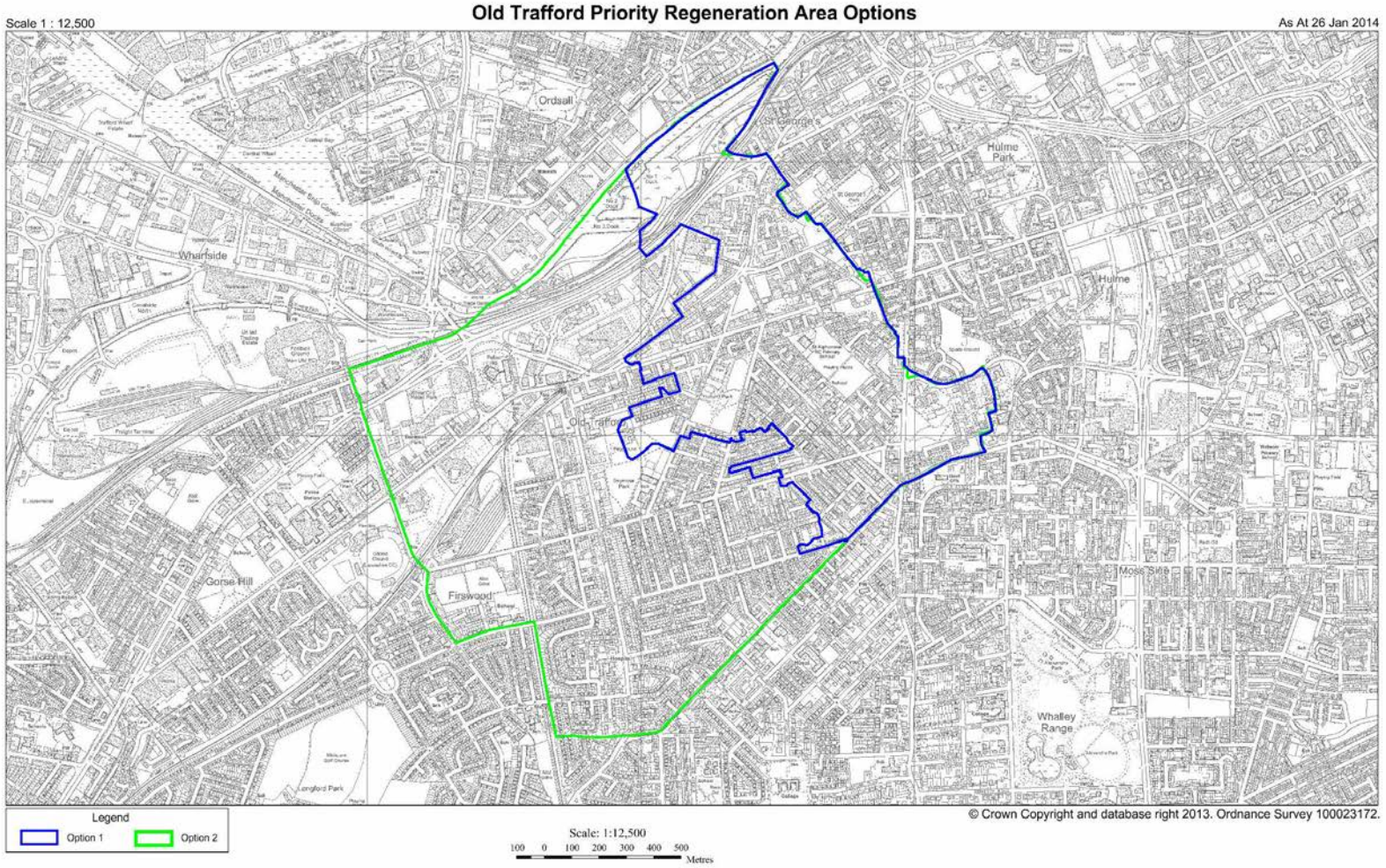
This page intentionally left blank

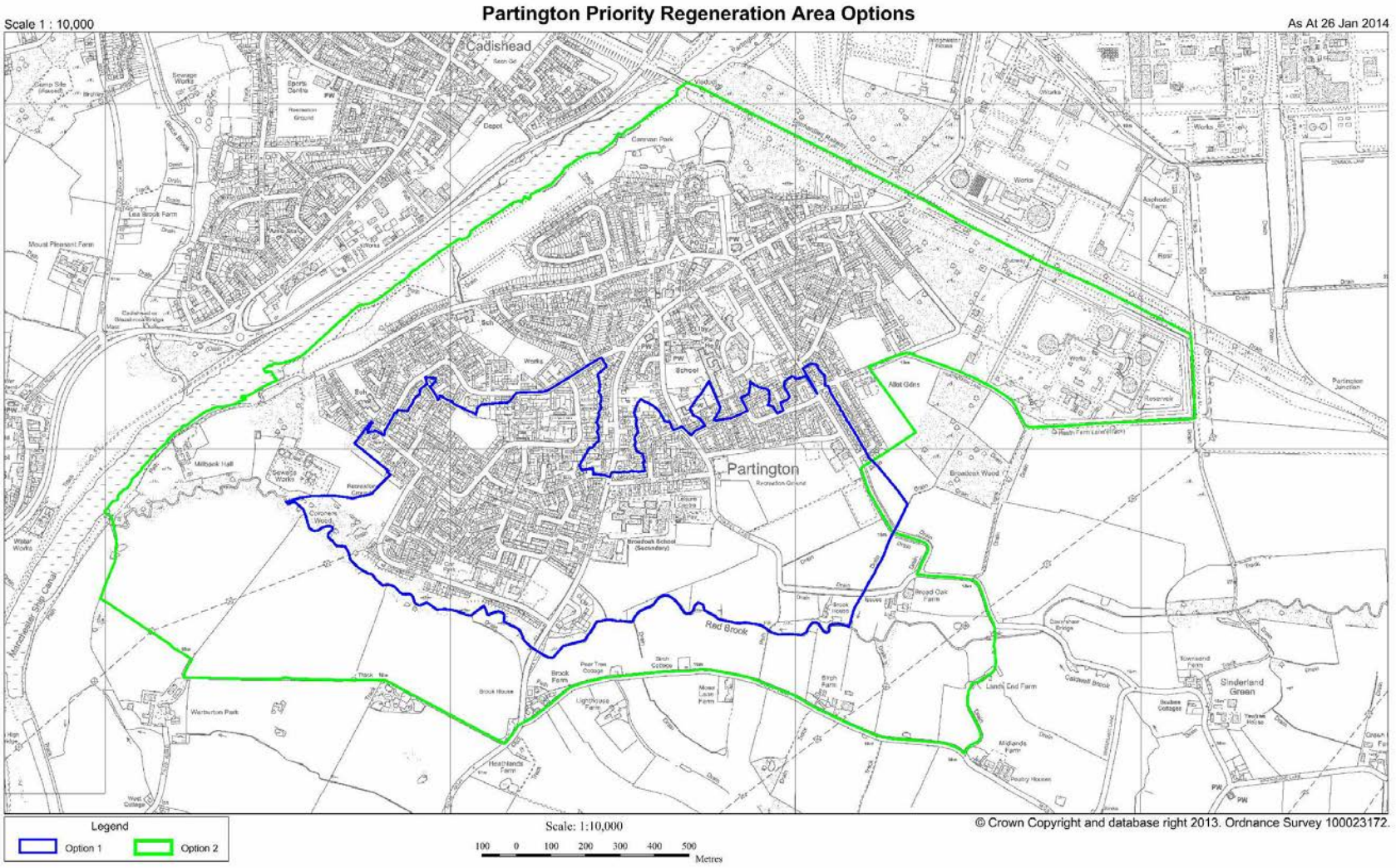

Carrington Options
Scale 1 : 12,500
As At 26 Jan 2014
IRLAM
Cadishead
Carrington
Carrington Moss
Carrington Moss
Works
Legend
Option 1
Option 2
Option 3
Scale: 1:12,500
100 0 100 200 300 400 500 600 700 800 900 1000
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

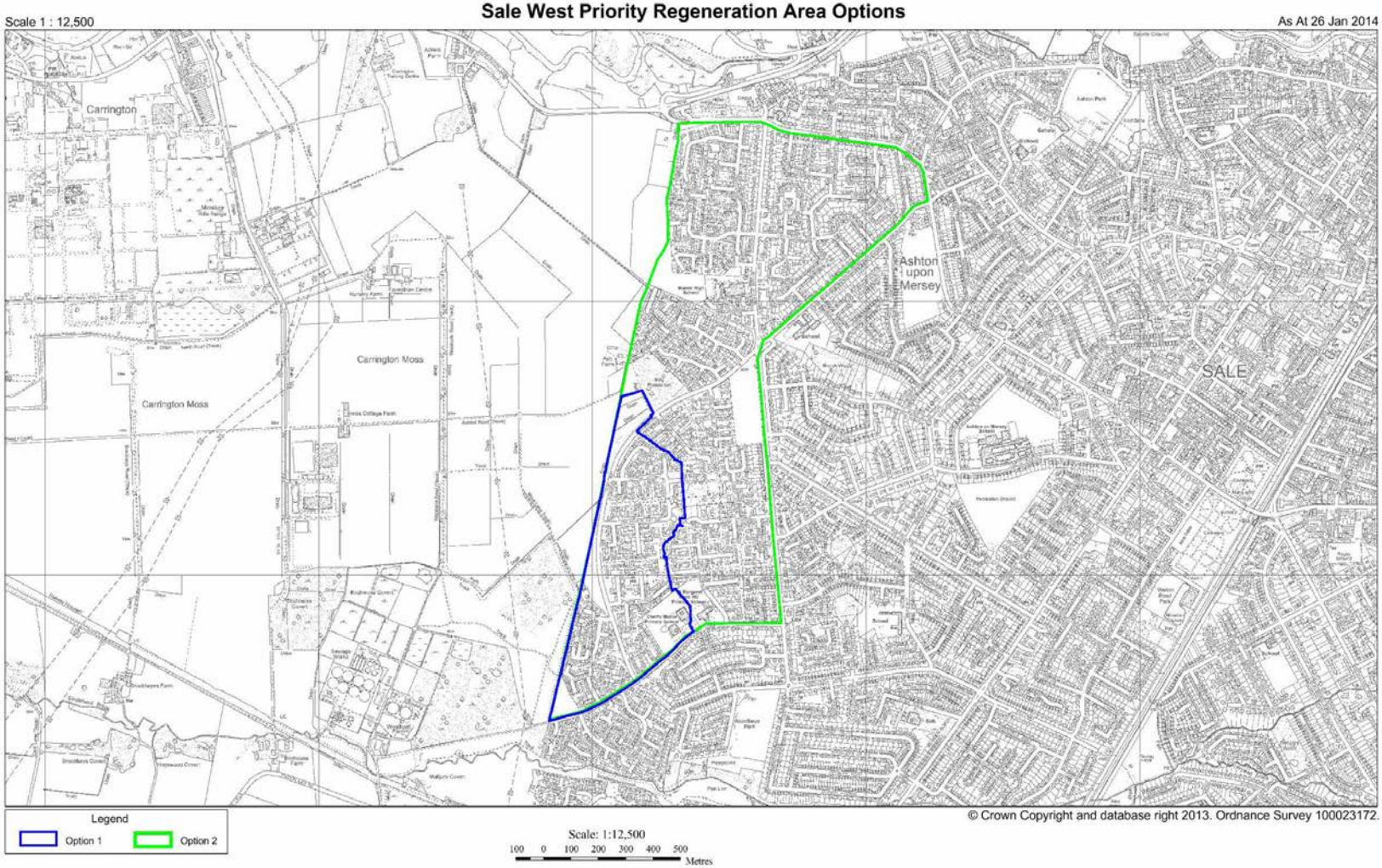
This page intentionally left blank

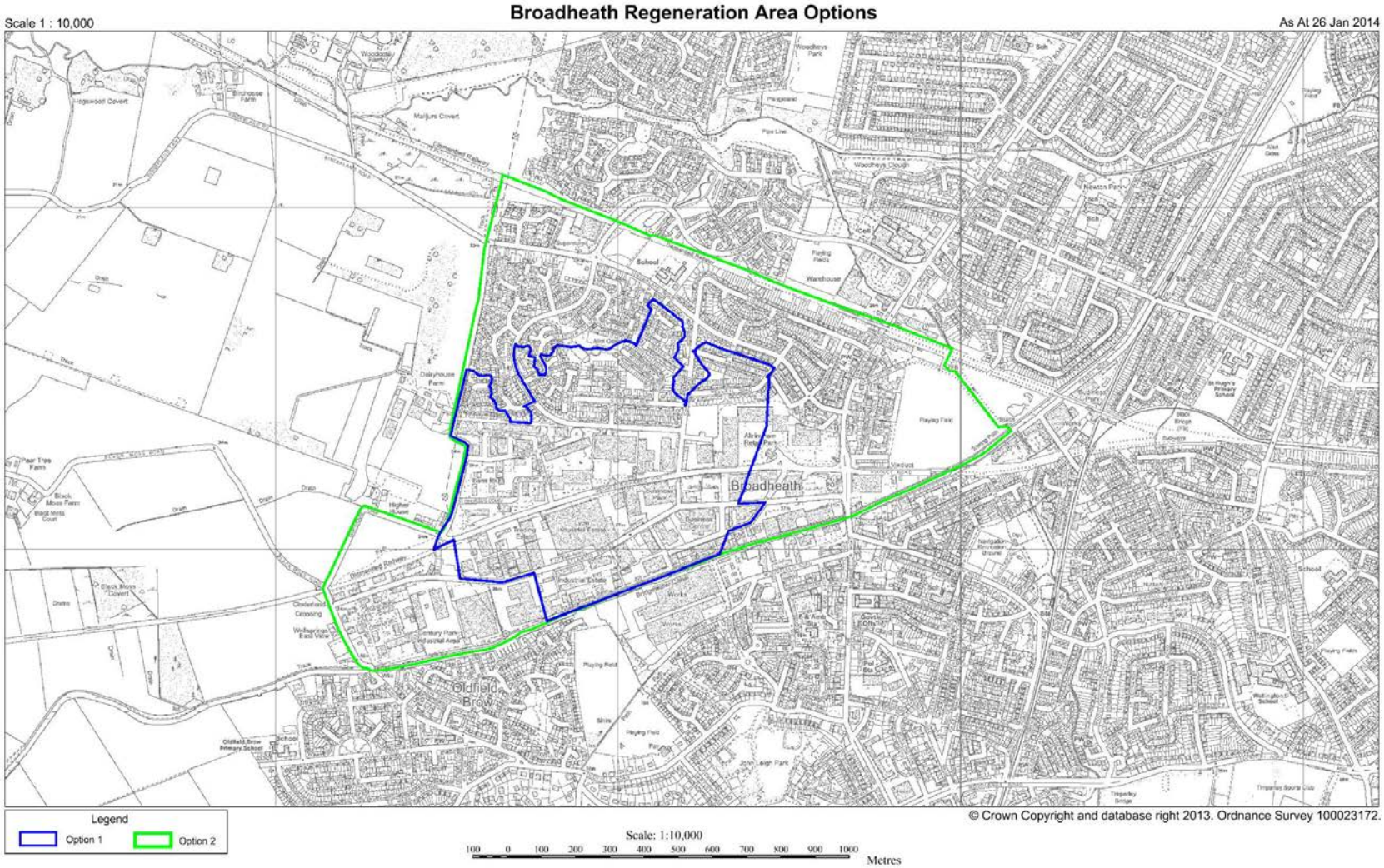
Appendix G – Boundary Options Plans for Regeneration Areas

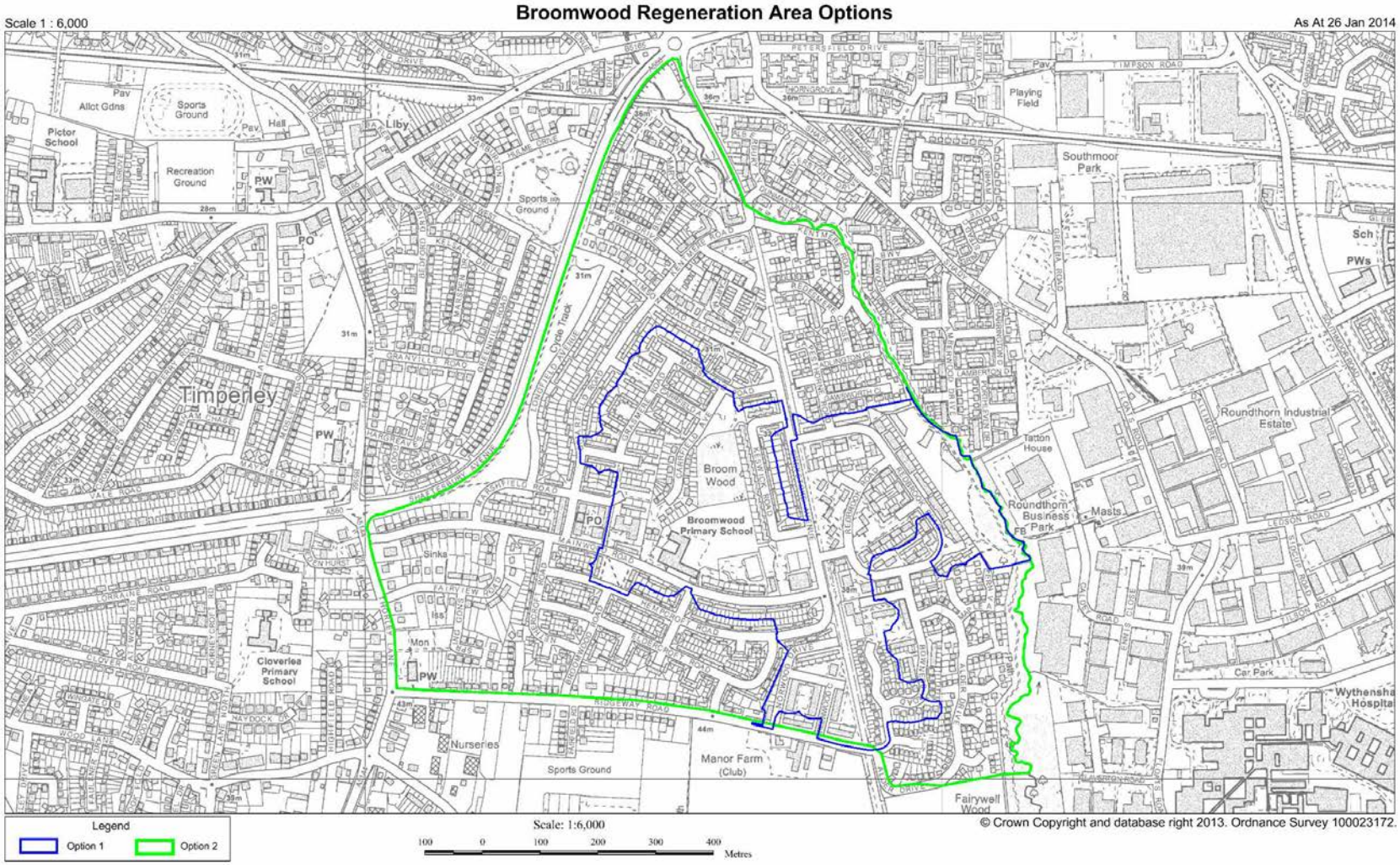
This page intentionally left blank

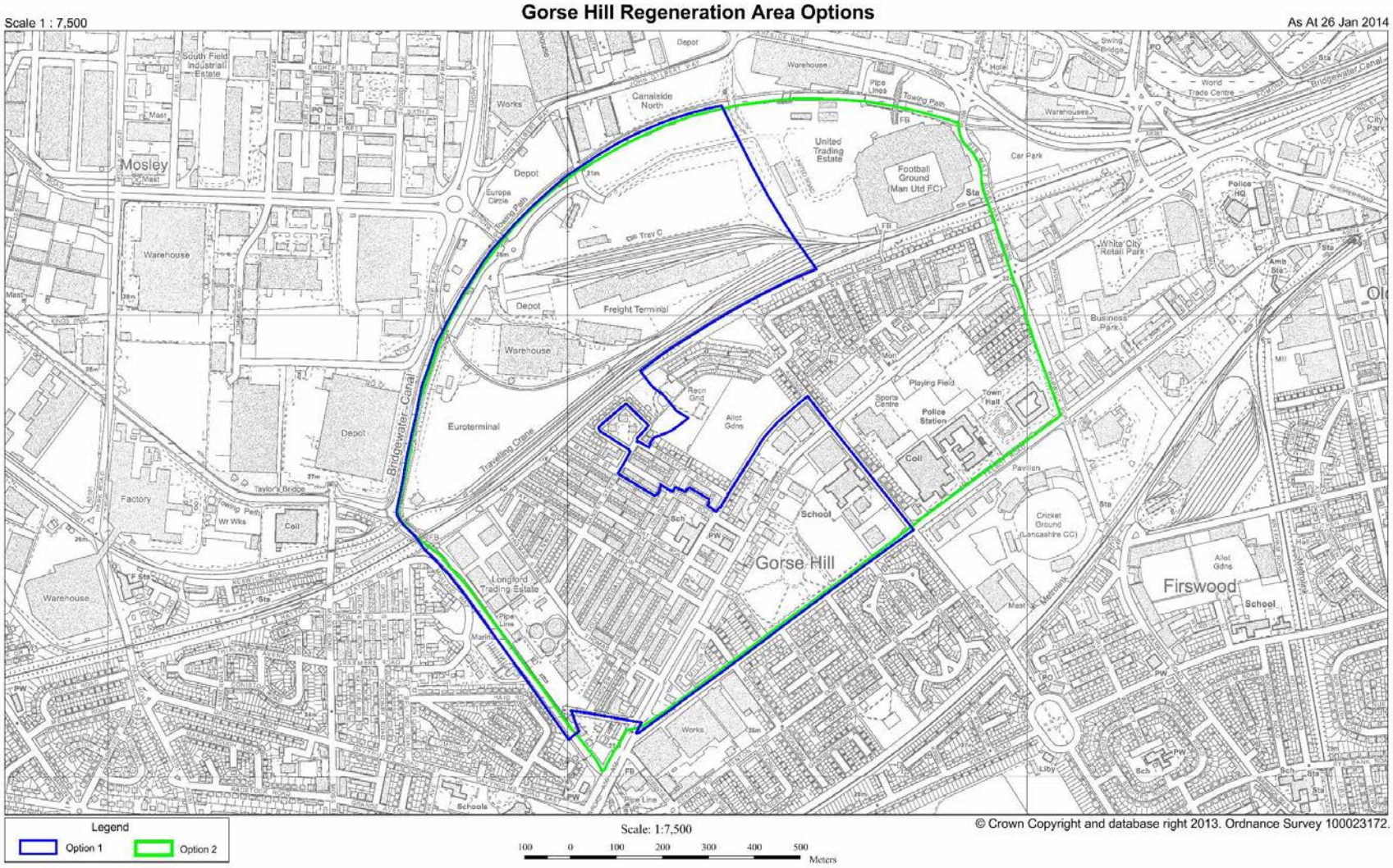

Old Trafford Priority Regeneration Area Options
Scale 1 : 12,500
As At 26 Jan 2014
Ordsall
St George's
Hulme Park
Wharfside
Hulme
Old Trafford
Gorse Hill
Firswood
Moss Side
Whalley Range
Legend
Option 1
Option 2
Scale: 1:12,500
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

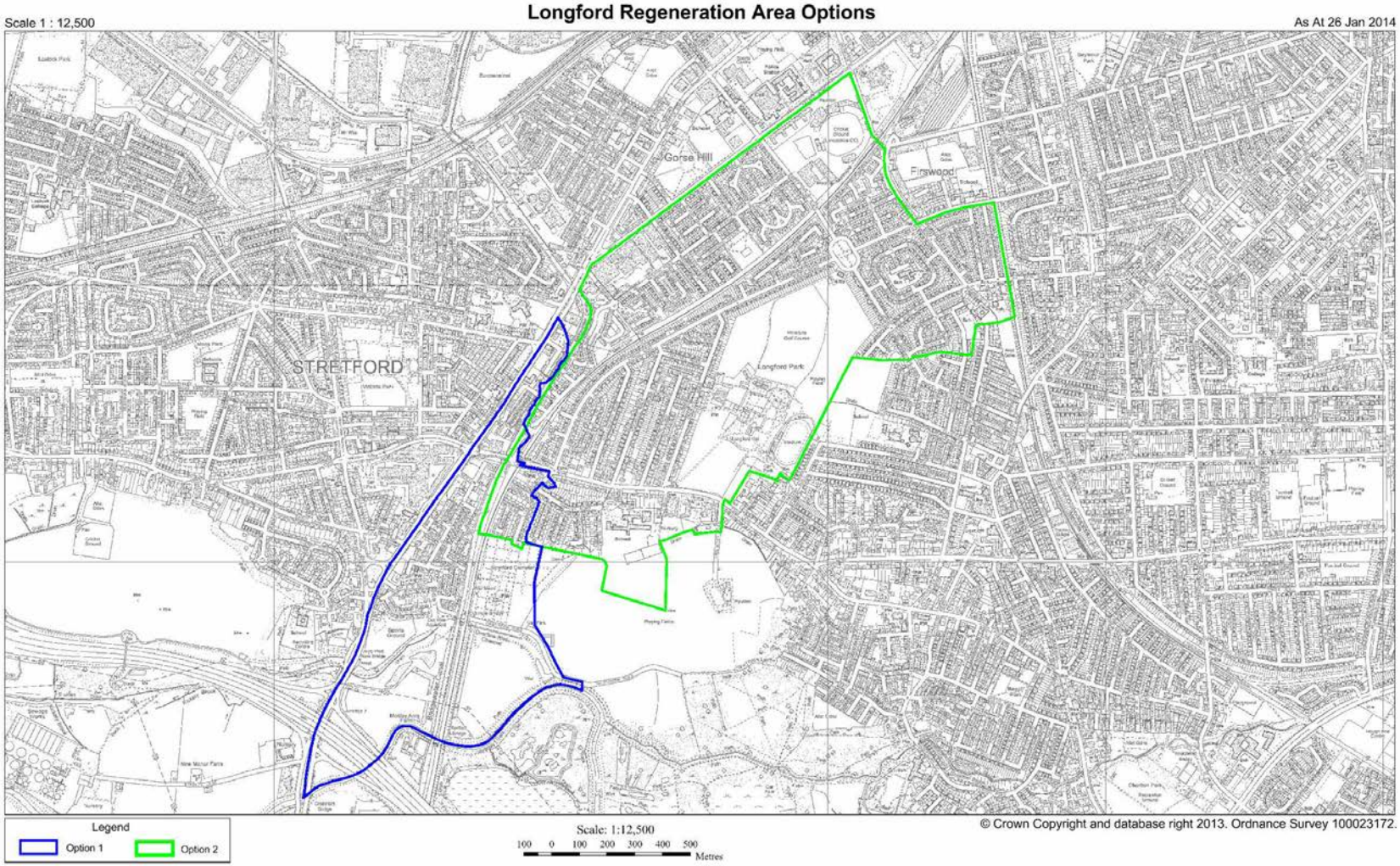

Partington Priority Regeneration Area Options
Scale 1 : 10,000
As At 26 Jan 2014
Cadishead
Partington
Red Brook
Sinderland Green
Legend
Option 1
Option 2
Scale: 1:10,000
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

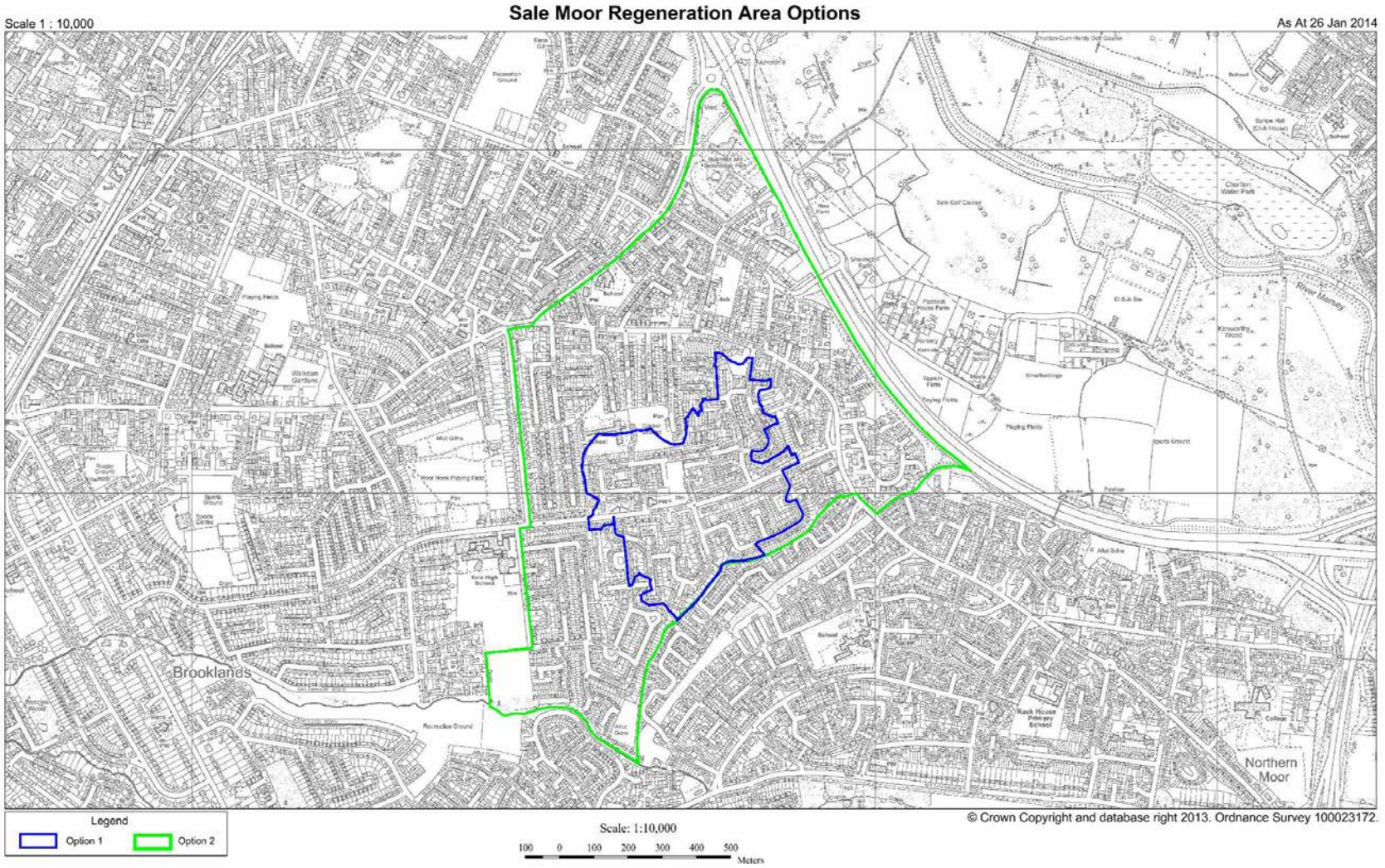

Sale West Priority Regeneration Area Options
Scale 1 : 12,500
As At 26 Jan 2014
Carrington
Carrington Moss
Carrington Moss
Ashton upon Mersey
SALE
Legend
Option 1
Option 2
Scale: 1:12,500
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

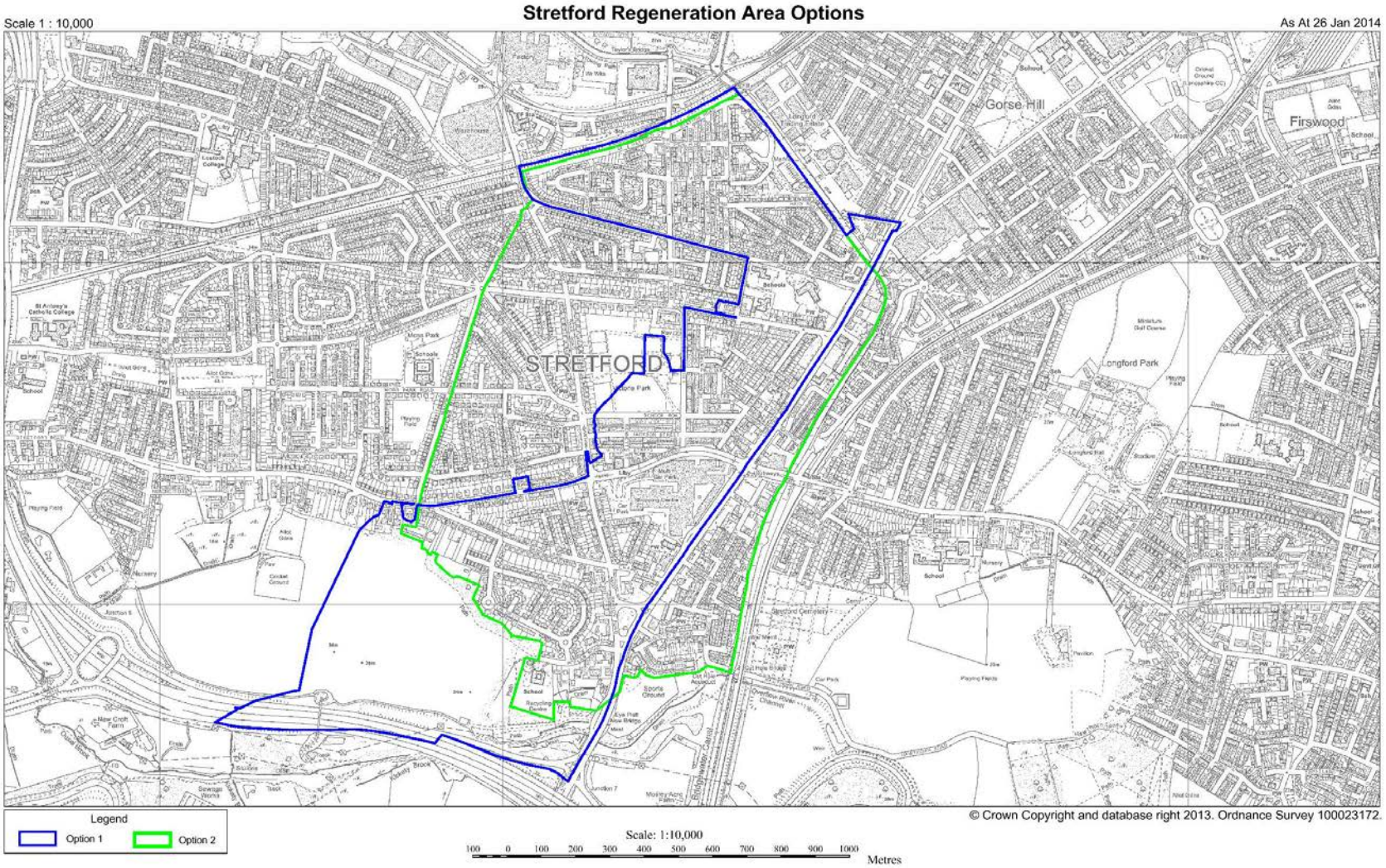

Broadheath Regeneration Area Options
Scale 1 : 10,000
As At 26 Jan 2014
Broadheath
Oldfield Brow
Legend
Option 1
Option 2
© Crown Copyright and database right 2013. Ordnance Survey 100023172.
Scale: 1:10,000
100 0 100 200 300 400 500 600 700 800 900 1000
Metres


Broomwood Regeneration Area Options
Scale 1 : 6,000
As At 26 Jan 2014
Timperley
Broom Wood
Broomwood Primary School
Cloverlea Primary School
Manor Farm (Club)
Sports Ground
Nurseries
Southmoor Park
Playing Field
Roundthorn Industrial Estate
Roundthorn Business Park
Masts
Fairywell Wood
Wythenshawe Hospital
Legend
Option 1
Option 2
Scale: 1:6,000
100 0 100 200 300 400
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.


Gorse Hill Regeneration Area Options
Scale 1 : 7,500
As At 26 Jan 2014
Mosley
Gorse Hill
Firswood
Bridgewater Canal
Legend
Option 1
Option 2
Scale: 1:7,500
100 0 100 200 300 400 500
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172.


Longford Regeneration Area Options
Scale 1 : 12,500
As At 26 Jan 2014
STRETFORD
Gorse Hill
Firswood
Longford Park
Legend
Option 1
Option 2
Scale: 1:12,500
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

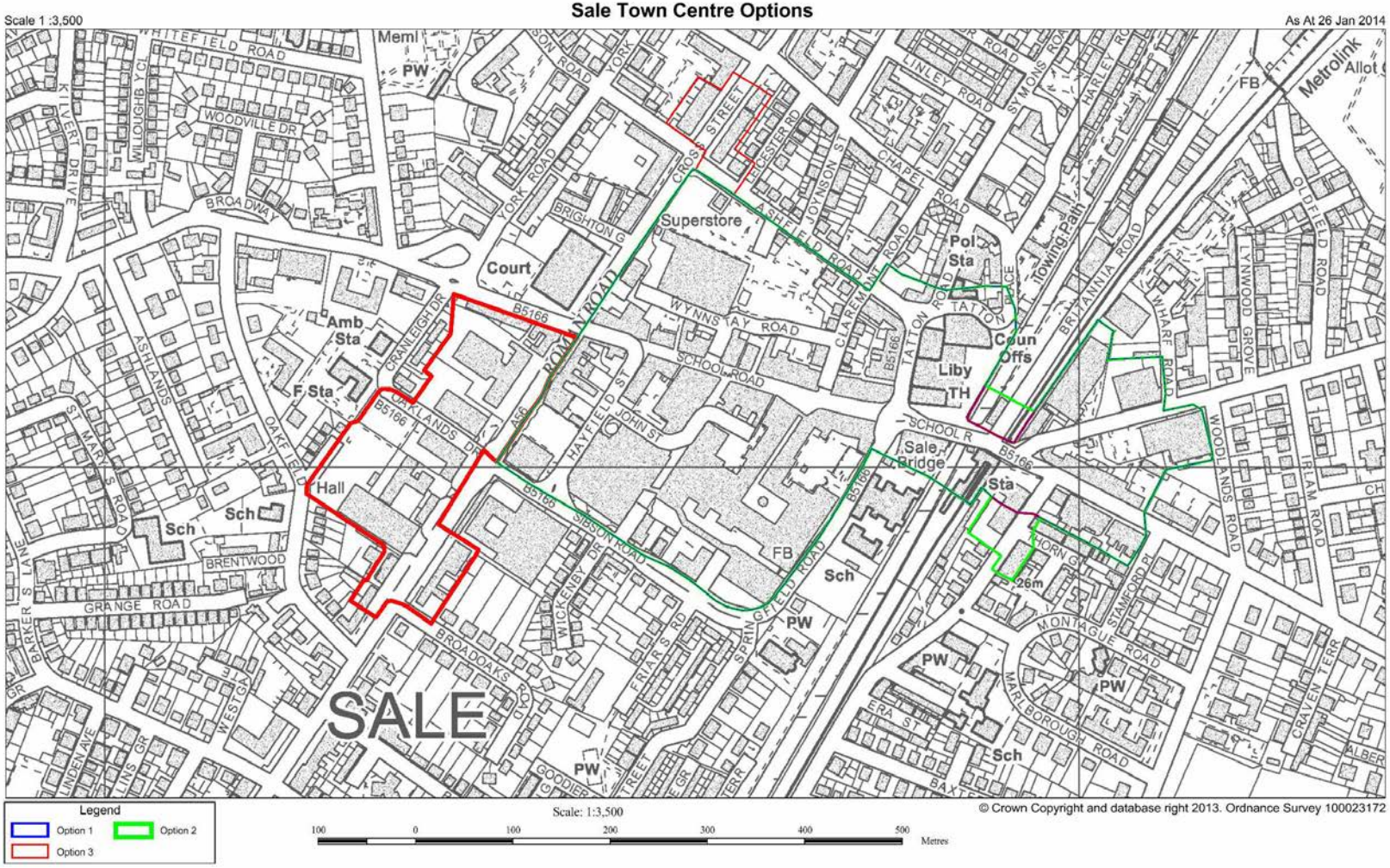

Sale Moor Regeneration Area Options
Scale 1 : 10,000
As At 26 Jan 2014
Brooklands
Northern Moor
River Mersey
Legend
Option 1
Option 2
Scale: 1:10,000
100 0 100 200 300 400 500
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172.


Stretford Regeneration Area Options
Scale 1 : 10,000
As At 26 Jan 2014
STRETFORD
Gorse Hill
Firswood
Longford Park
Legend
Option 1
Option 2
© Crown Copyright and database right 2013. Ordnance Survey 100023172.
Scale: 1:10,000
100 0 100 200 300 400 500 600 700 800 900 1000
Metres

This page intentionally left blank

Appendix H – Boundary Option Plans for Sale Town Centre

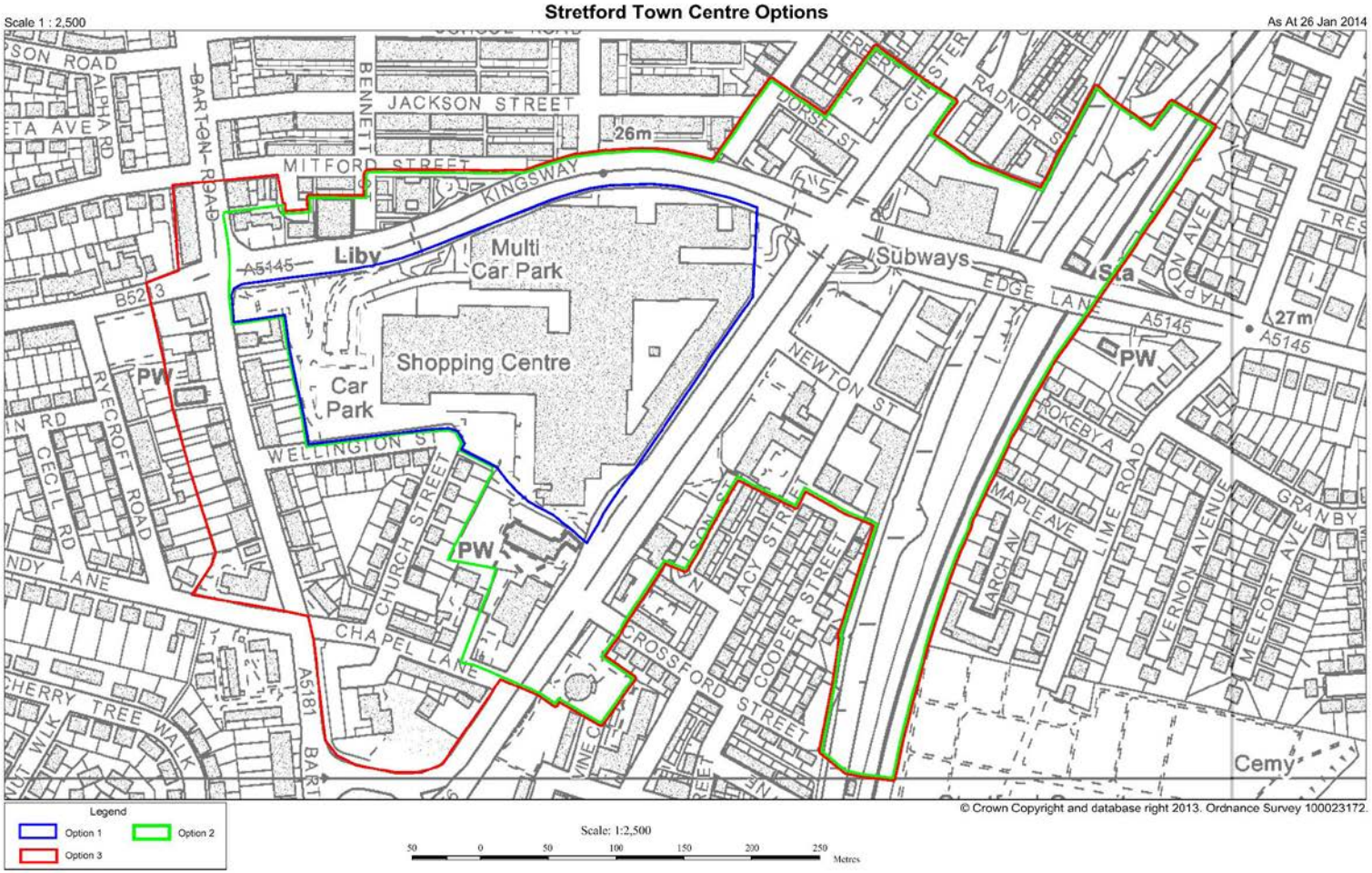
This page intentionally left blank


Sale Town Centre Options
Scale 1 :3,500
As At 26 Jan 2014
SALE
Superstore
Court
Hall
Sale Bridge
Sta
Pol Sta
Coun Offs
Liby
TH
Amb Sta
F Sta
Sch
PW
FB
Metrolink
Legend
Option 1
Option 2
Option 3
Scale: 1:3,500
100 0 100 200 300 400 500
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172

This page intentionally left blank

Appendix I – Boundary Option Plan for Stretford Town Centre

This page intentionally left blank


Stretford Town Centre Options
Scale 1 : 2,500
As At 26 Jan 2014
JACKSON STREET
MITFORD STREET
KINGSWAY
26m
Liby
Multi Car Park
Shopping Centre
Car Park
Subways
EDGE LANE
A5145
27m
PW
WELLINGTON ST
CHURCH STREET
CHAPEL LANE
NEWTON ST
COOPER STREET
CROSSFORD
LACY STREET
ROKEBY A
MAPLE AVE
LIME ROAD
VERNON AVENUE
GRANBY
MELFORT AVE
RYECROFT ROAD
CECIL RD
CHERRY TREE WALK
BARTON ROAD
B523
A5181
Cemy
Legend
Option 1
Option 2
Option 3
Scale: 1:2,500
50 0 50 100 150 200 250
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

This page intentionally left blank

Appendix J – Boundary Option Plans for Urmston Town Centre

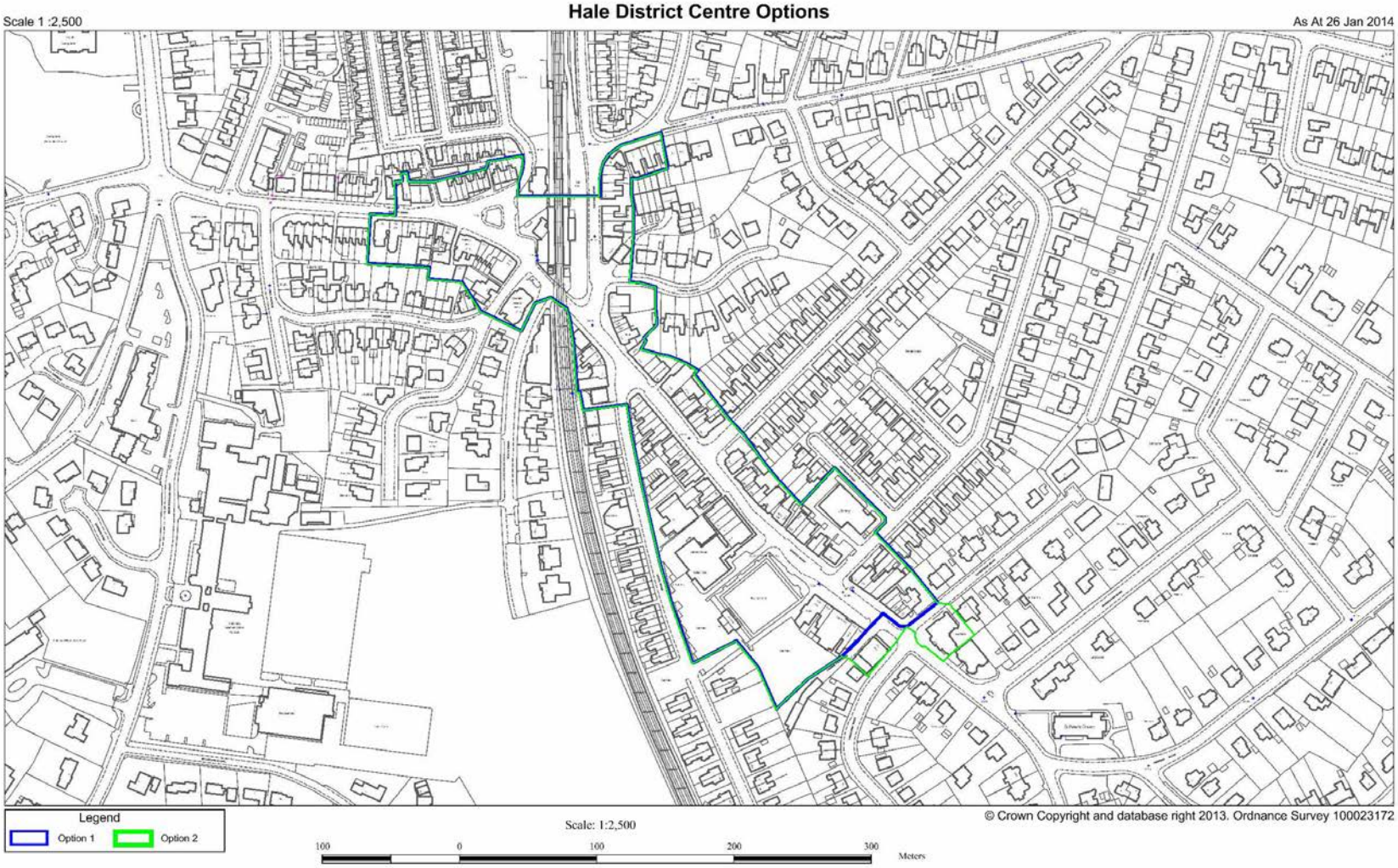
This page intentionally left blank

Urmston Town Centre Options
Scale 1 :3,000
As At 26 Jan 2014
Schs
War Meml
Pol Sta
SUMNER WAY
Superstore
Multi Car Park
Liby
Allot Gdns
PW
PO
Sch
Sta
Pol Sta
URMSTON
Legend
Option 1
Option 2
Option 3
Scale: 1:3,000
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172

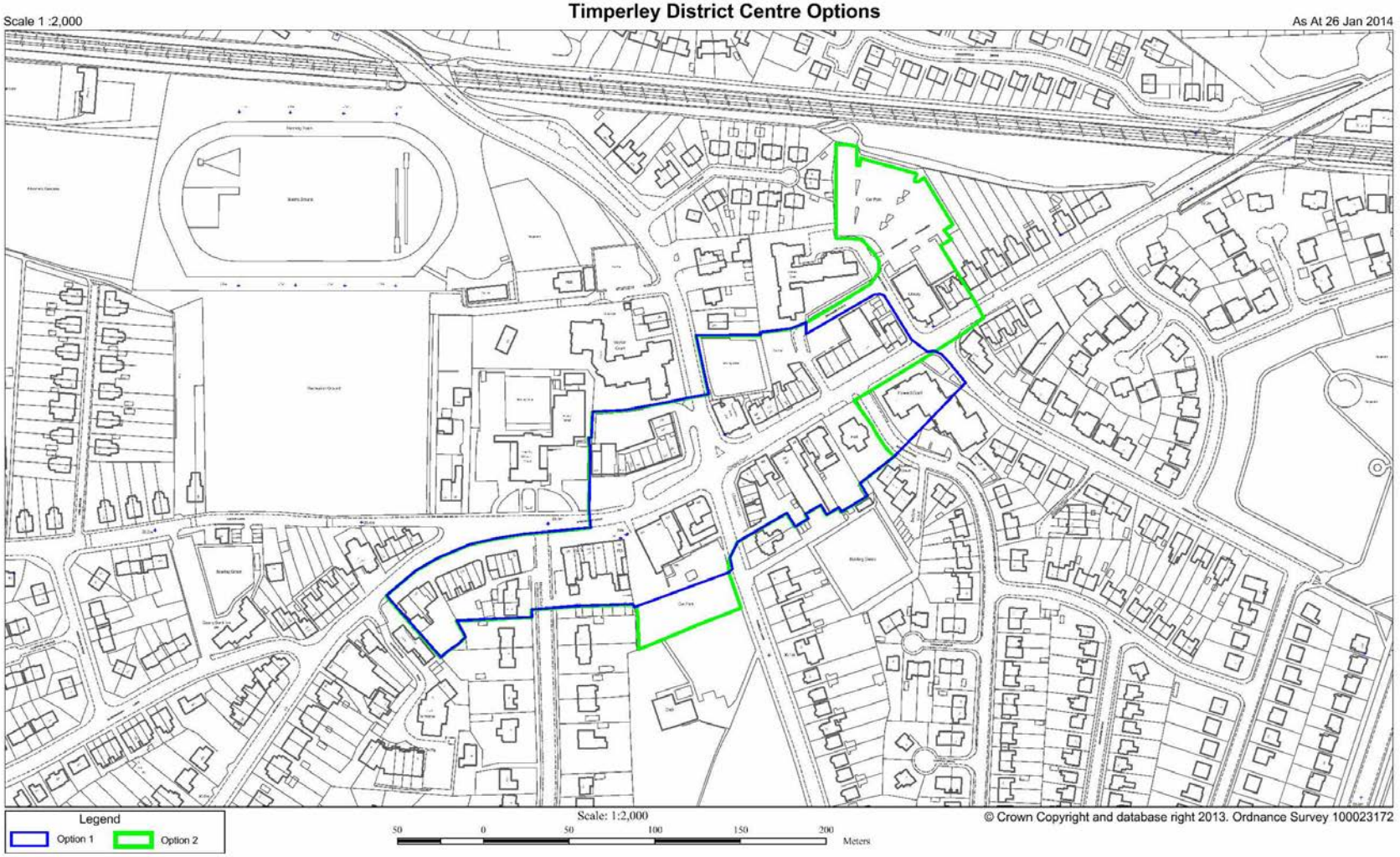
This page intentionally left blank

Appendix K – Boundary Option Plans for District Centres

This page intentionally left blank


Hale District Centre Options
Scale 1 :2,500
As At 26 Jan 2014
Legend
Option 1
Option 2
Scale: 1:2,500
100
0
100
200
300
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172

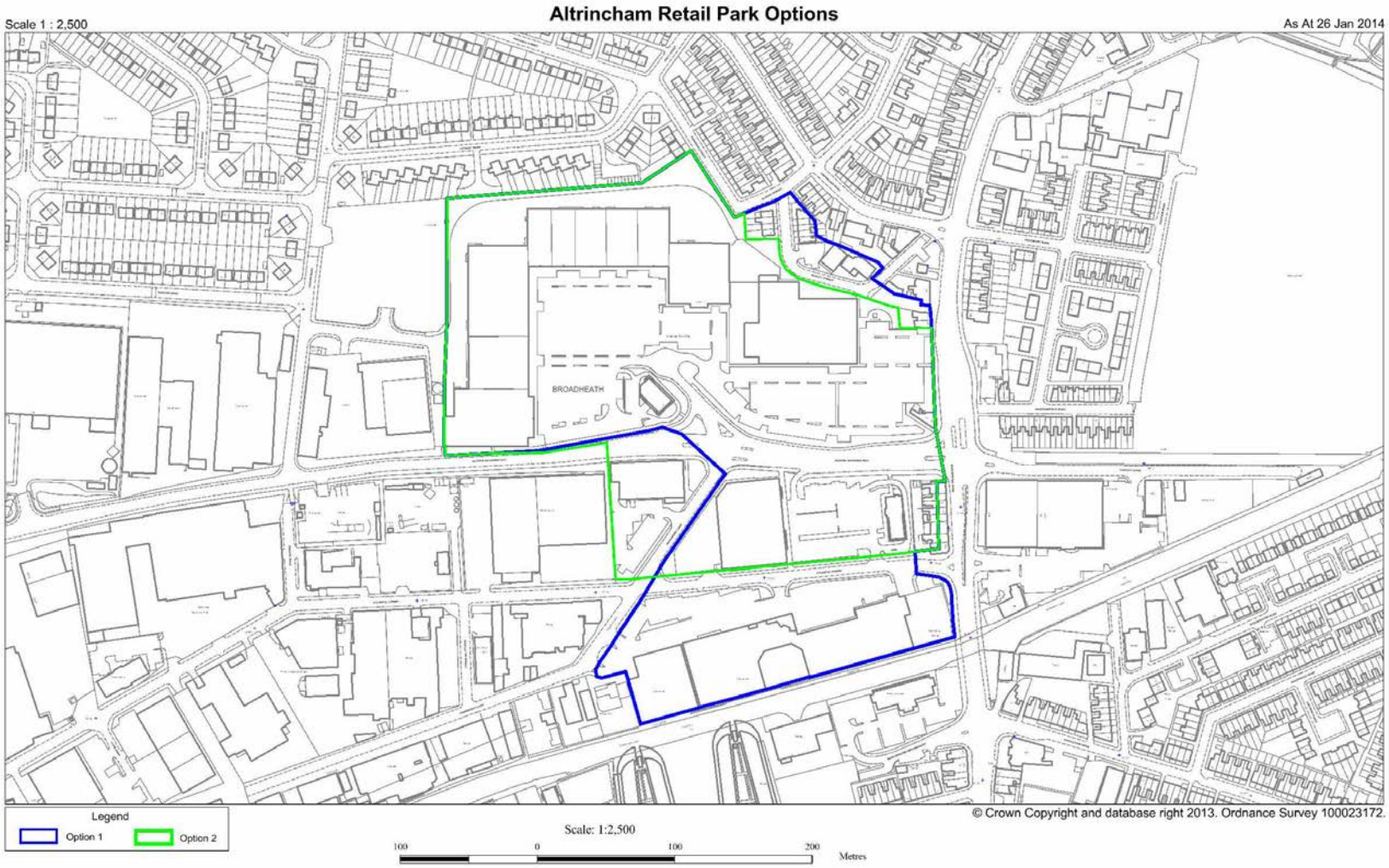
Sale Moor District Centre Options
Scale 1 :2,000
As At 26 Jan 2014
Legend
Option 1
Option 2
Scale: 1:2,000
50 0 50 100 150 200
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172

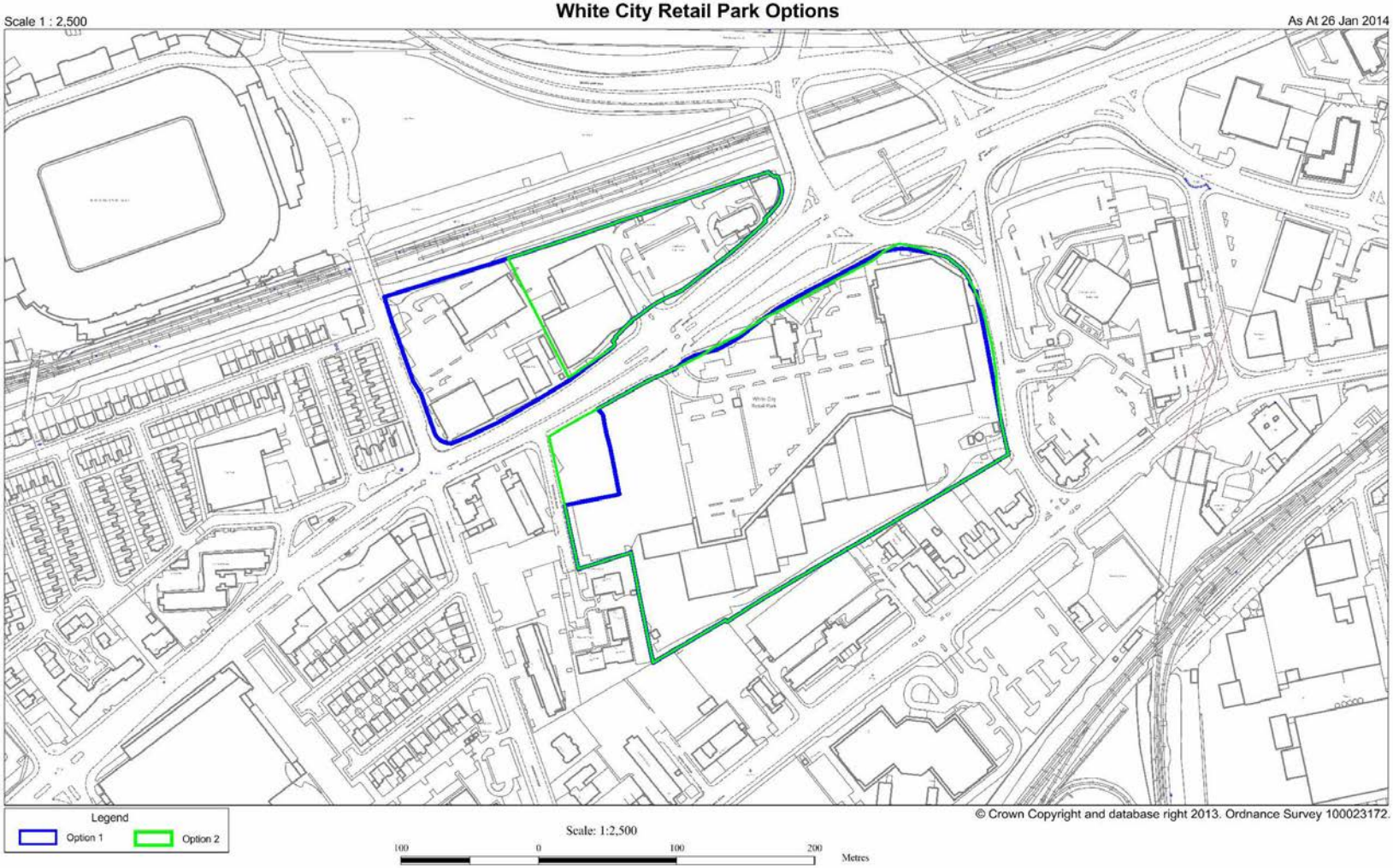

Timperley District Centre Options
Scale 1 :2,000
As At 26 Jan 2014
Legend
Option 1
Option 2
Scale: 1:2,000
50 0 50 100 150 200
Meters
© Crown Copyright and database right 2013. Ordnance Survey 100023172

This page intentionally left blank

Appendix L – Boundary Option Plans for Out-of-Centre Retail Warehouse Parks

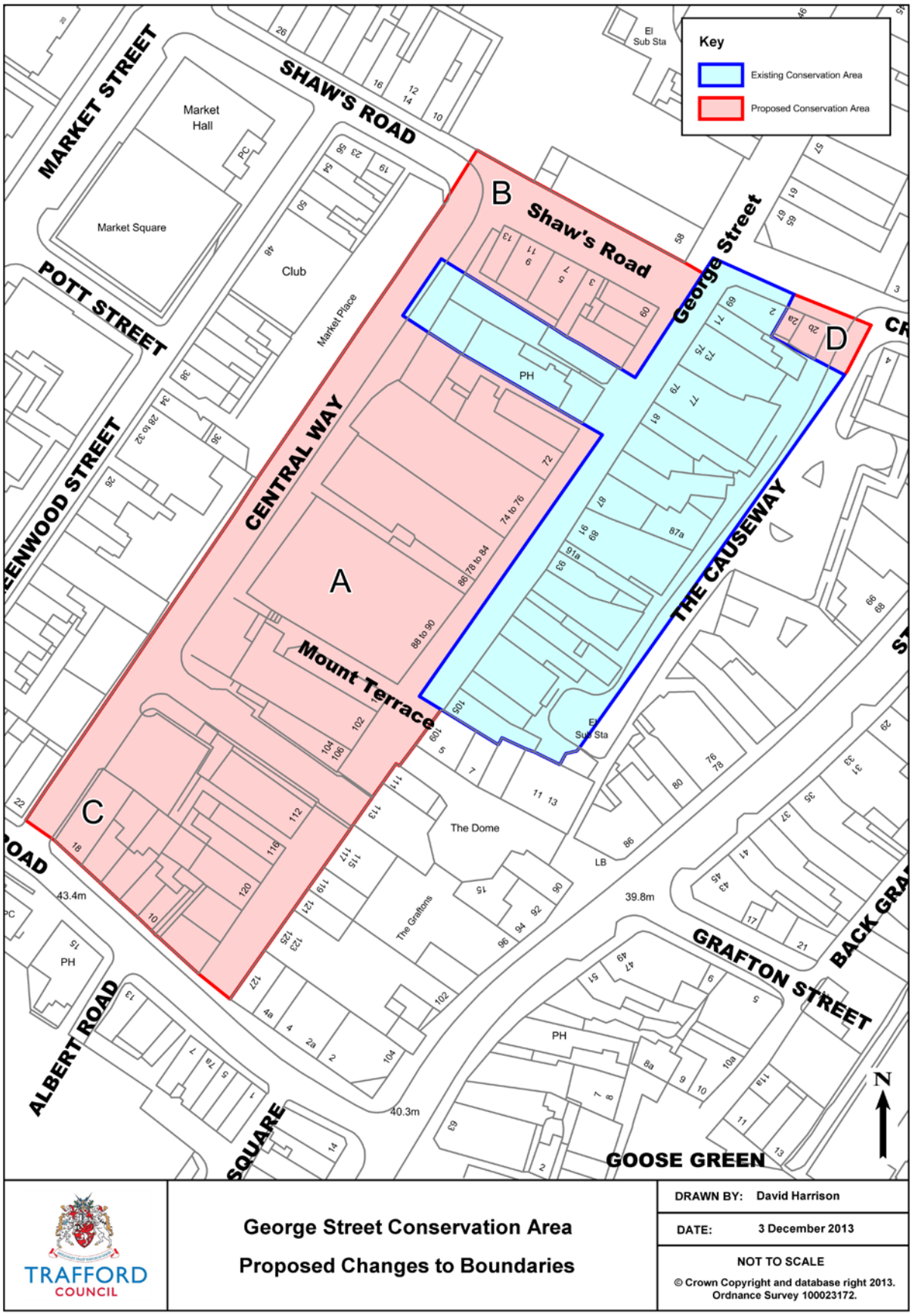
This page intentionally left blank

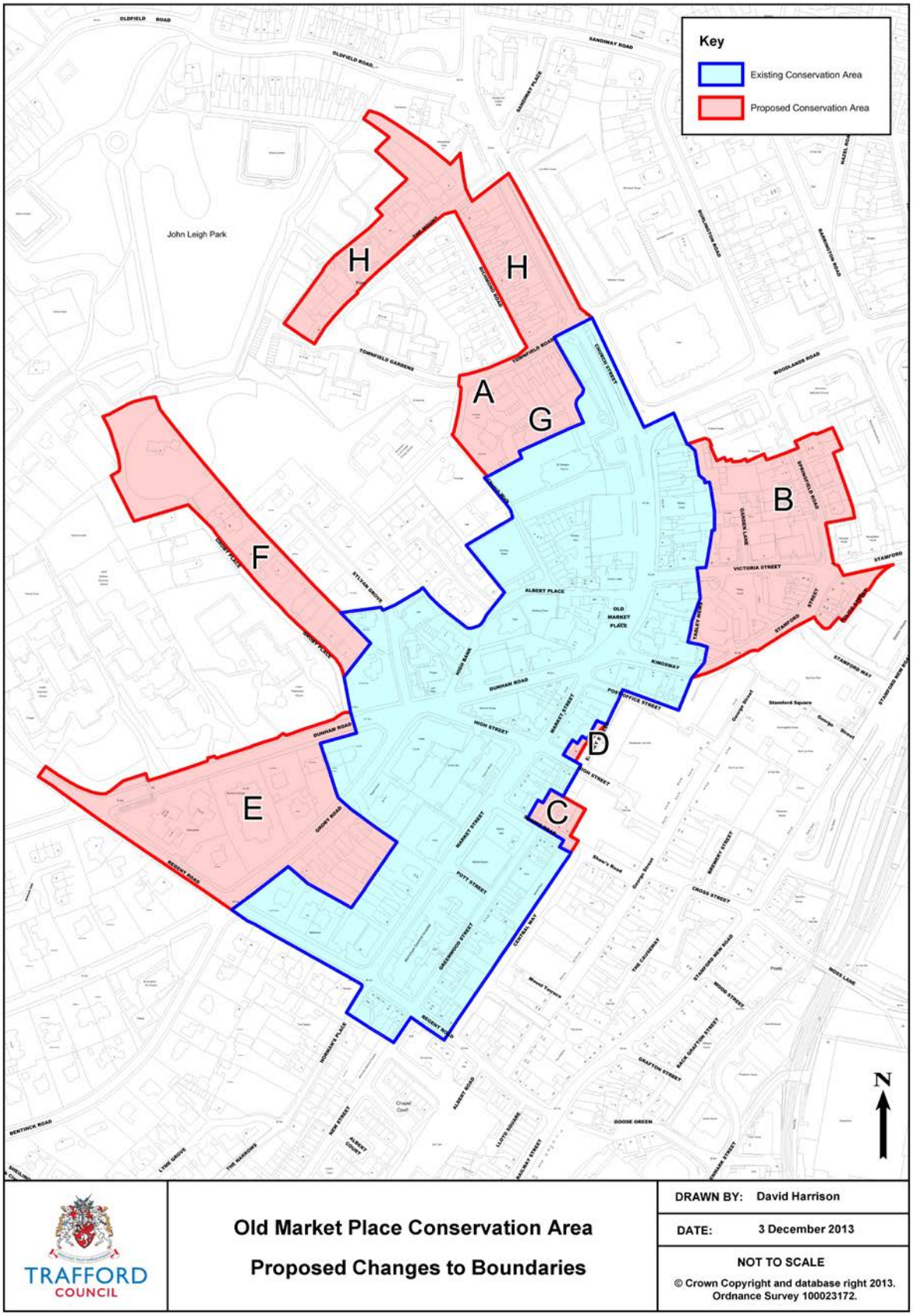

Altrincham Retail Park Options
Scale 1 : 2,500
As At 26 Jan 2014
BROADHEATH
Legend
Option 1
Option 2
Scale: 1:2,500
100
0
100
200
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

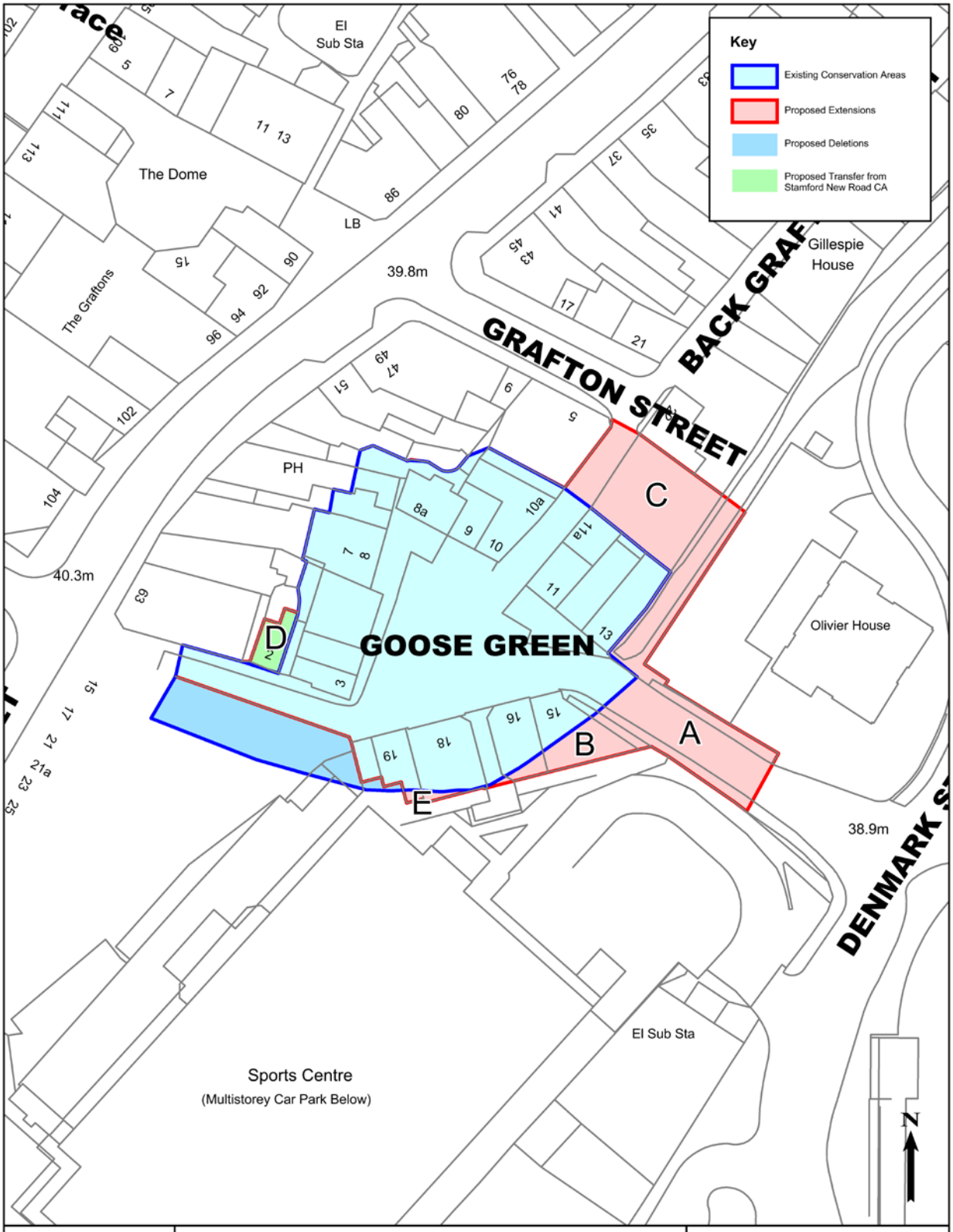

White City Retail Park Options
Scale 1 : 2,500
As At 26 Jan 2014
Legend
Option 1
Option 2
Scale: 1:2,500
100
0
100
200
Metres
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

Appendix M – Boundary Option Plans for Conservation Areas

This page intentionally left blank


Key
Existing Conservation Area
Proposed Conservation Area
A
B
C
D
MARKET STREET
SHAW'S ROAD
Shaw's Road
George Street
POTT STREET
CENTRAL WAY
THE CAUSEWAY
Mount Terrace
ALBERT ROAD
GRAFTON STREET
GOOSE GREEN
Market Hall
Market Square
Club
Market Place
PH
The Dome
The Grafton
LB
El Sub Sta
43.4m
39.8m
40.3m
N
TRAFFORD COUNCIL
George Street Conservation Area
Proposed Changes to Boundaries
DRAWN BY: David Harrison
DATE: 3 December 2013
NOT TO SCALE
© Crown Copyright and database right 2013. Ordnance Survey 100023172.


Key
Existing Conservation Area
Proposed Conservation Area
John Leigh Park
H
H
A
G
B
F
E
D
C
N
TRAFFORD COUNCIL
Old Market Place Conservation Area
Proposed Changes to Boundaries
DRAWN BY: David Harrison
DATE: 3 December 2013
NOT TO SCALE
© Crown Copyright and database right 2013. Ordnance Survey 100023172.



TRAFFORD COUNCIL

Goose Green Conservation Area

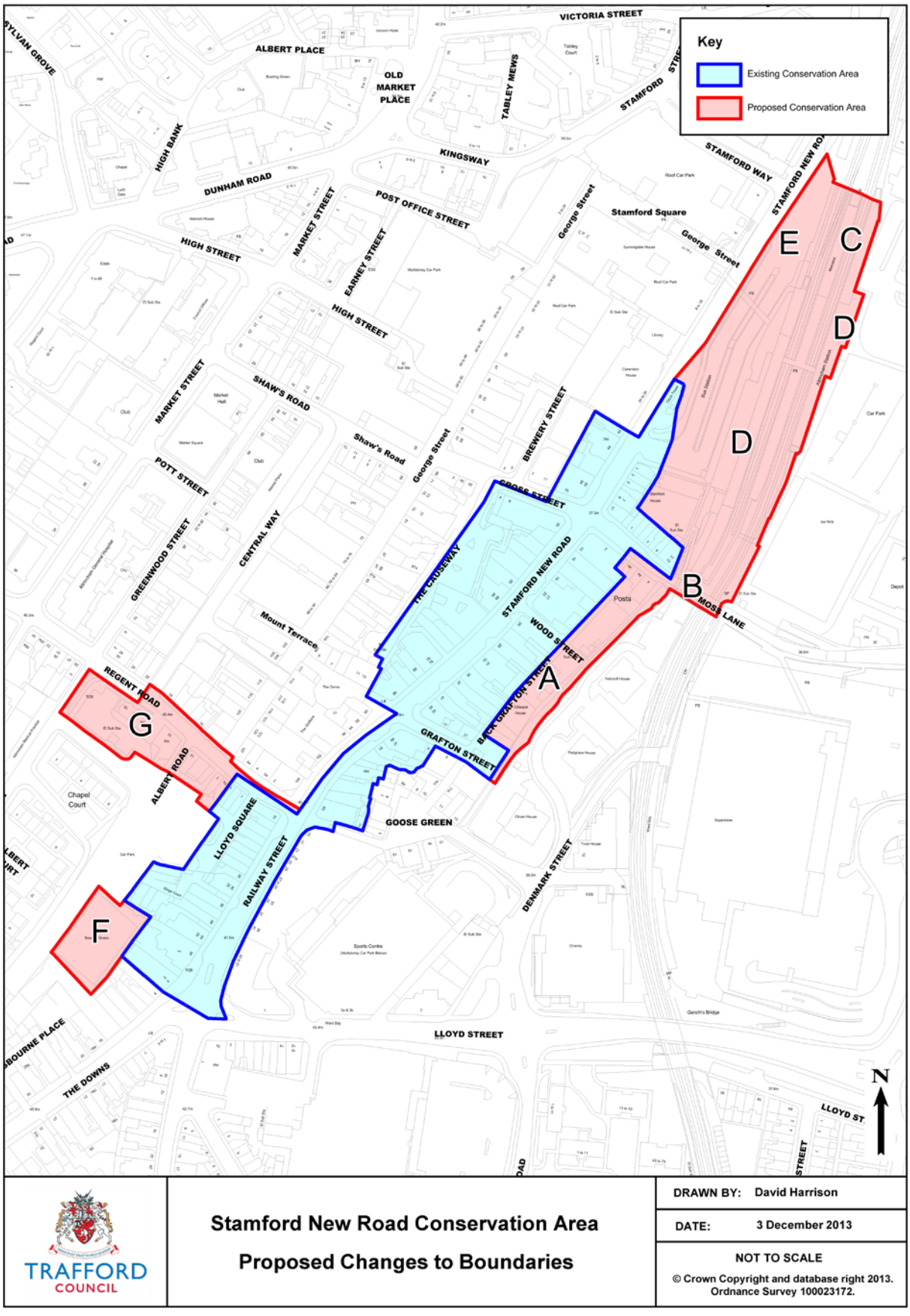
Proposed Changes to Boundaries

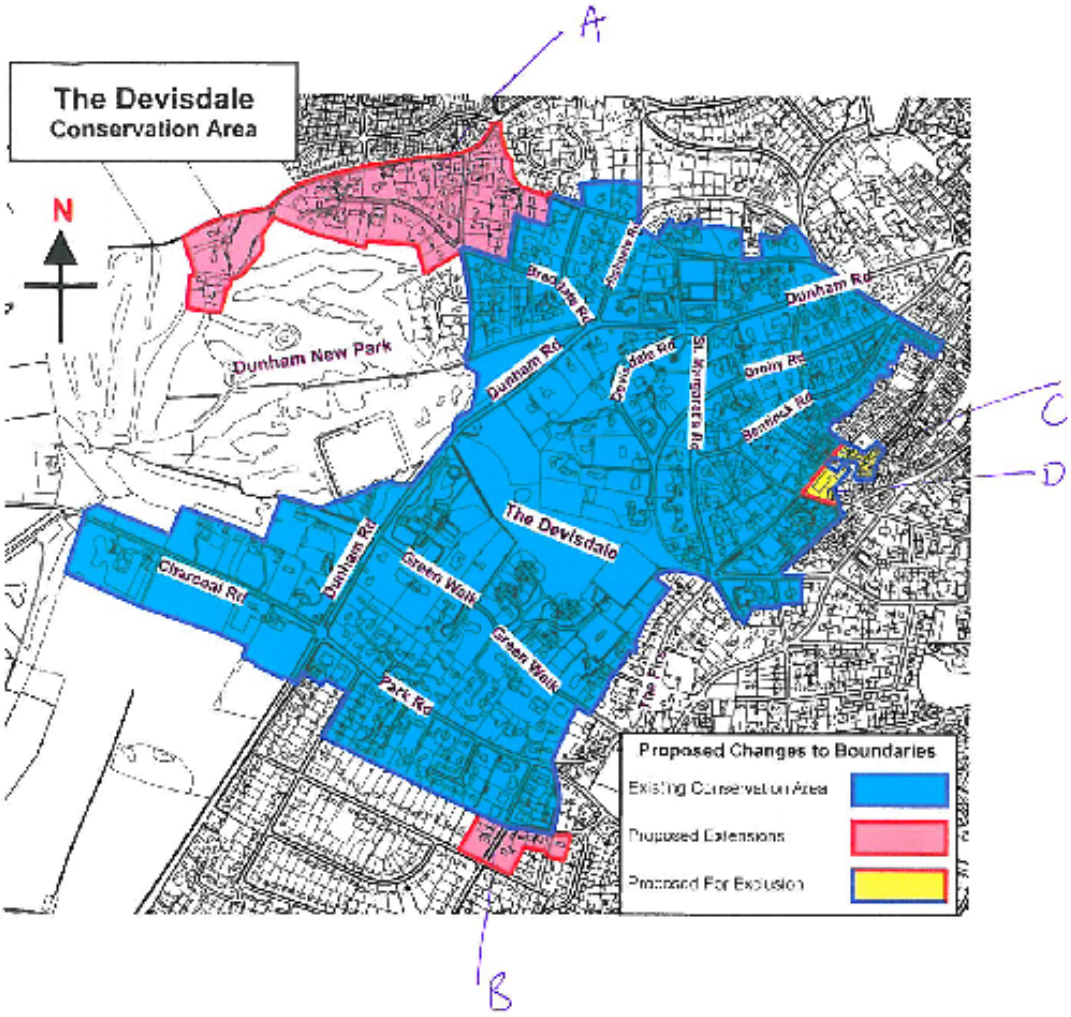
DRAWN BY: David Harrison

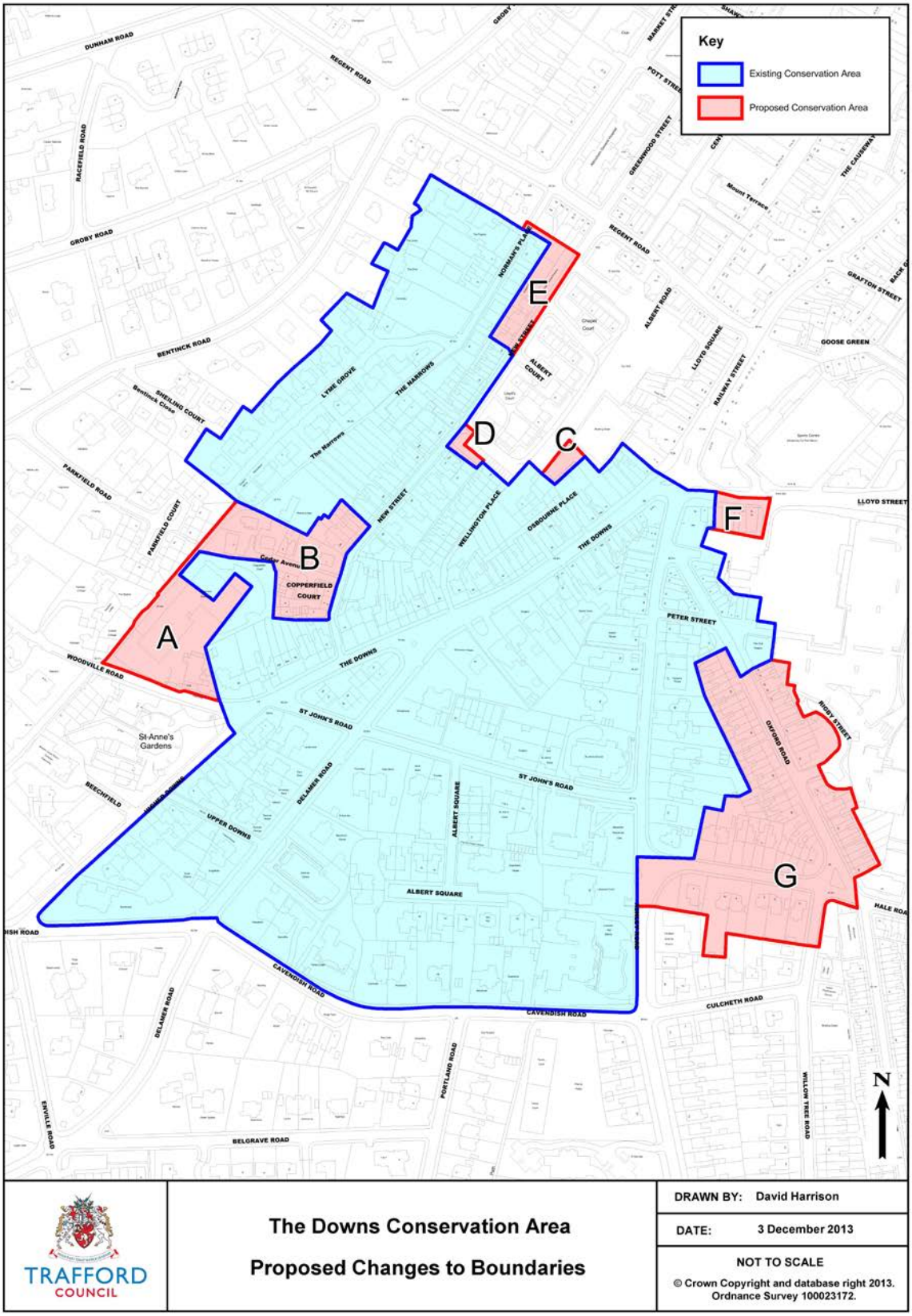
DATE: 3 December 2013

NOT TO SCALE

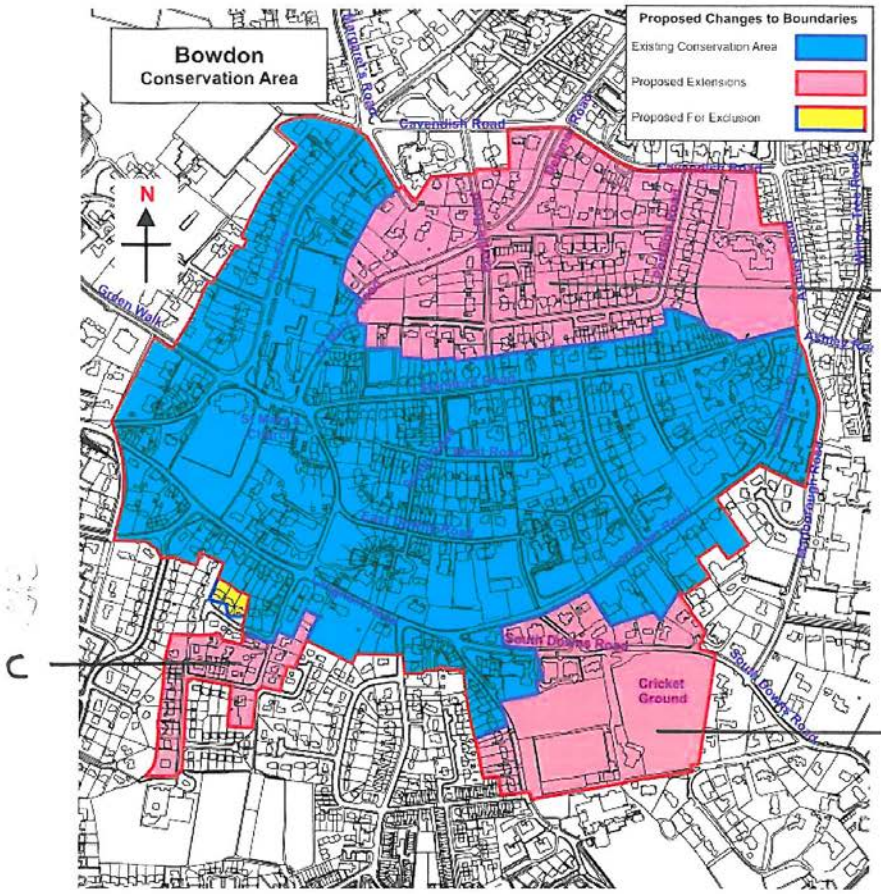
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

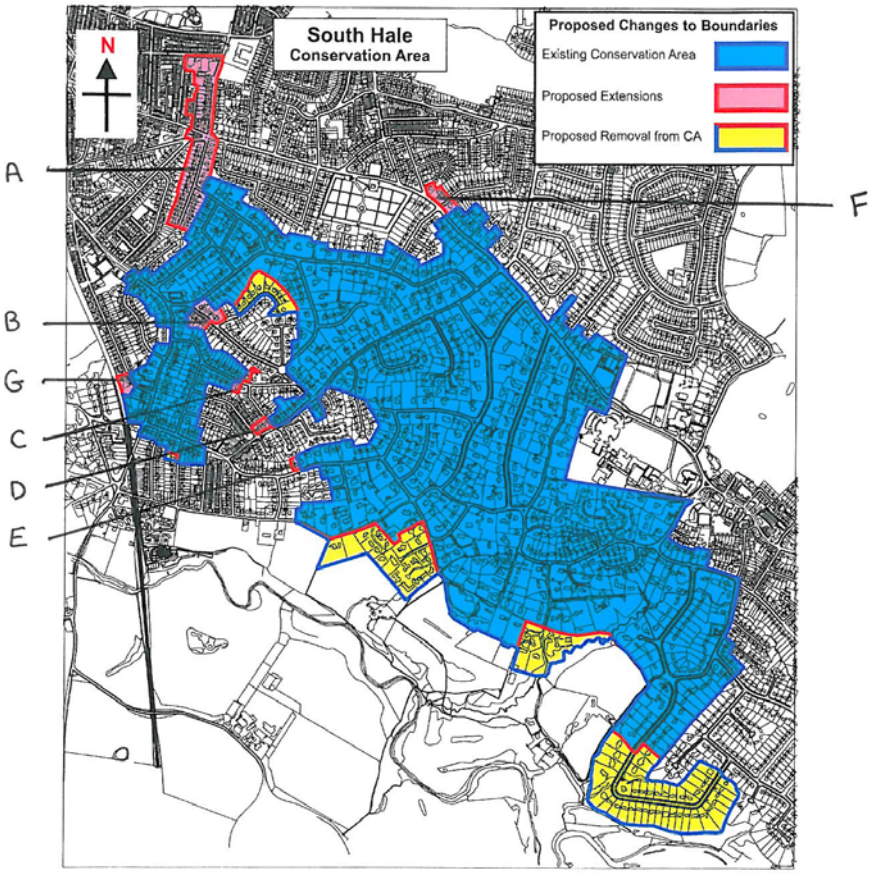

Key
Existing Conservation Area
Proposed Conservation Area
VICTORIA STREET
ALBERT PLACE
OLD MARKET PLACE
TABLEY MEWS
STAMFORD STREET
STAMFORD WAY
STAMFORD NEW ROAD
HIGH BANK
KINGSWAY
DUNHAM ROAD
POST OFFICE STREET
MARKET STREET
EARNEY STREET
HIGH STREET
George Street
Stamford Square
SHAW'S ROAD
Shaw's Road
BREWERY STREET
POTT STREET
CROSS STREET
GREENWOOD STREET
CENTRAL WAY
THE CAUSEWAY
Mount Terrace
WOOD STREET
BACK GRAFTON STREET
GRAFTON STREET
REGENT ROAD
ALBERT ROAD
Chapel Court
LLOYD SQUARE
RAILWAY STREET
GOOSE GREEN
DENMARK STREET
MOSS LANE
LLOYD STREET
THE DOWNS
LLOYD ST
A
B
C
D
E
F
G
N
TRAFFORD COUNCIL
Stamford New Road Conservation Area
Proposed Changes to Boundaries
DRAWN BY: David Harrison
DATE: 3 December 2013
NOT TO SCALE
© Crown Copyright and database right 2013. Ordnance Survey 100023172.


The Devisdale
Conservation Area
N
Dunham New Park
Dunham Rd
Breckdale Rd
Devisdale Rd
St. Margaret's Rd
Dunham Rd
Charcoal Rd
Green Walk
Green Walk
Park Rd
The Devisdale
Proposed Changes to Boundaries
Existing Conservation Area
Proposed Extensions
Proposed For Exclusion
A
B
C
D

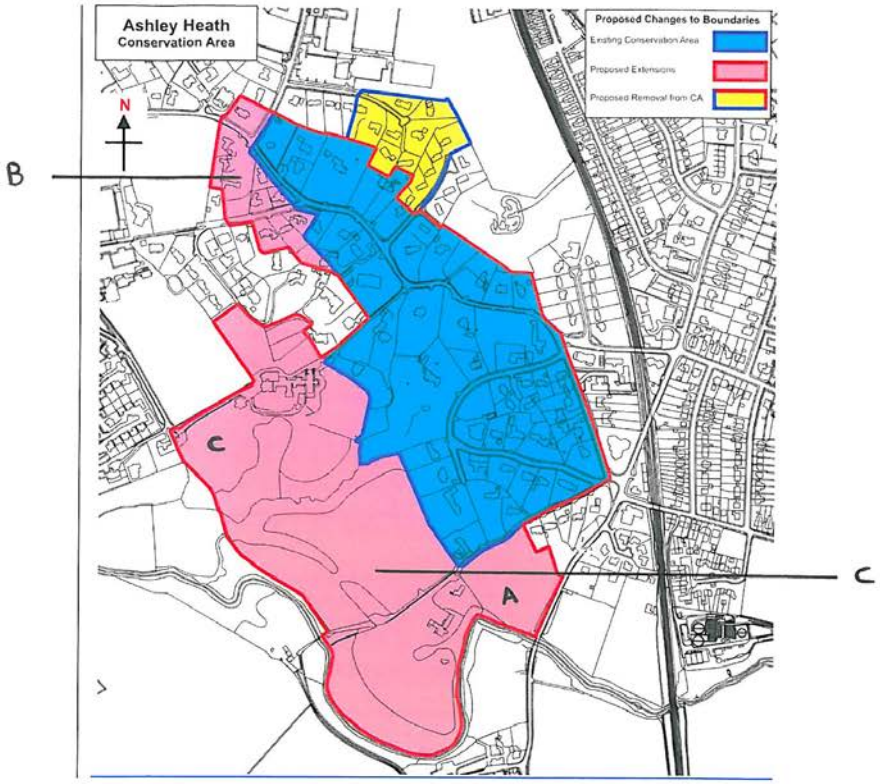

Key
Existing Conservation Area
Proposed Conservation Area
A
B
C
D
E
F
G
N
TRAFFORD COUNCIL
The Downs Conservation Area
Proposed Changes to Boundaries
DRAWN BY: David Harrison
DATE: 3 December 2013
NOT TO SCALE
© Crown Copyright and database right 2013. Ordnance Survey 100023172.

Trafford Local Plan: Land Allocations




South Hale
Conservation Area
N
Proposed Changes to Boundaries
Existing Conservation Area
Proposed Extensions
Proposed Removal from CA
A
B
G
C
D
E
F

Trafford Local Plan: Land Allocations



- This page intentionally left blank