

Trafford Council

Appendix C: Site assessments

Integrated Assessment of the Trafford Draft Local Plan: Draft Report

December 2020

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HOUSING SITE ASSESSMENTS

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile				As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.		
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 470m Stretford TC: 3315m Altrincham: 9759m				Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.		
Green space?	Distance to nearest designated area of Open space and recreation: 107m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a				A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.		
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.43Ha, Developable = 0.43Ha							
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 2 nd decile.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 2nd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Limelight Health and Well-being Hub, 613m Nearest hospital: Trafford General Hospital 6730m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 107m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – analysis of site surroundings.					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 470m Stretford TC: 3315m Altrincham: 9759m	-	-	-	New housing developments in this existing industrial location would not protect or enhance the vitality and viability of existing employment areas. The location is well	No mitigation or enhancement identified.

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.43Ha, Developable = 0.43Ha							
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						connected to public transport but the development would reduce opportunities to support future training and careers opportunities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Pomona, 522m Nearest bus stop: 160m Nearest national rail station: Manchester United Football Ground, 1419m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 160m Nearest metrolink: Pomona, 522m	N	N	N	The site has limited access to public transport, but the existing transport network	No mitigation or enhancement identified.

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 1419m					should be able to support the development and is within the vicinity of a local centre.	
Walking and cycle routes?	Cycle route: 1292m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Old Trafford Community Academy, 211m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 1837m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Limelight Pharmacy, 613m Dentist: 151 Dental Ltd, 843m						

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services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 107m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1292m Bridleway: 5763m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 173m Site of nature conservation importance: 1883Ha Distance to site of biological importance: 1090m	+	+	+	Potential to improve the character and appearance of the local area through the development of the site. There is also an opportunity for the reuse of the heritage asset which is part of the site and forms part of the local character of the area.	No mitigation required as long as development considers the surrounding context and heritage assets on the site.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 2861m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Yes, Empress Distance to a conservation area: 0m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Yes, Empress Distance to a conservation area: 0m Distance to listed building: 29m Scheduled Monument: 12918m	+	+	+	The adjoining Essence Factory is listed at grade II. Located within the Empress conservation area. The conservation area has been on Historic England's Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state. The Trafford Press Building dates from the early 20th century. It features a distinctive shaped gable over the main entrance, and a contrasting red brick and orange terracotta façade. The adjacent Veno building is slightly later in date and in white render. Both the Trafford Press and Veno buildings are discussed positively within the Character Appraisal and are of sufficient architectural interest to be consider non-designated heritage assets. Both buildings are in a poor state but have been subject to some regeneration/conversion work that has stalled. As buildings that make a positive contribution to the conservation area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, there is a presumption in favour of retaining these buildings as part of any residential development.	Any development at this site must be subject to a full Heritage Assessment that assesses the significance of the affected heritage assets and their setting and their potential for harm or enhancement. Potential mitigation/enhancement could be ensuring that the height of any new build did not dominate the existing buildings and use of high quality natural materials.

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						It is likely that the conversion of the building to residential would be a viable use consistent with its conservation. The removal of the buildings' vacancy and poor condition is positive. The remainder of the site is derelict land that is harmful to the character and appearance of the conservation area and the setting of the adjacent significant buildings. Its redevelopment is likely to be positive with regards to this IA Objective.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.02ha, of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 2897m Gravel search area: 4486m					

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1883ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 1090m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Rochdale Canal, 8055m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.43Ha, Developable = 0.43Ha							
Be within or impact on a mineral safeguarding area?		Glacial minerals safeguarding area - distance: 2897m				The effect would be long lasting and local in its nature.	
Be within or impact on a mineral area of search?		Gravel search area: 4486m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?		n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?		n/a					
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?		Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:				Whilst the site is not at risk from fluvial flooding, just over 20% of the site is at risk from surface water flooding during a 1 in a 1000-year and 1 in 100-year event. Without mitigation or avoidance development could increase the risk of flooding.	An effective site-specific drainage solution could mitigate the effects.
Allow for adequate measures to manage existing flood risk?		1 in 1,000: 0.09Ha (20.72%)					
Increase flood risk in this location or elsewhere?		1 in 100: 0.09Ha (20.72%)					
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?		1 in 30: 0.00Ha (0.00%)					

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change					
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1503: STRET福德 MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in appropriate mix of housing locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. There will be a net total of 36 total house located on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 6 th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 6th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 692m						
Town, District and Local Centres, and	Local centre: 459m Stretford TC: 2250m Altrincham: 8347m						
Green space?	Distance to nearest designated area of Open space and recreation: 238m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in	n/a	N	+	+	Adding 36 homes to the area will help to reduce disparity between socio-economic backgrounds if a mixture of homes is	An allocation itself does not specify type or mix of housing. However, NPPF and the policies	

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
the Equality Act 2010 are avoided?						provided. Currently, there is not enough information to truly assess whether these homes will reduce deprivation and disparity levels.	within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 3rd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: North Trafford Group Practice, 491m Nearest hospital: Trafford General Hospital 7000m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 238m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 459m Stretford TC: 2250m Altrincham: 8347m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1503: STRETTFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Firswood, 200m Nearest bus stop: 1m Nearest national rail station: Manchester United Football Ground, 1388m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?		n/a					
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 1m Nearest metrolink: Firswood, 200m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to	No mitigation or enhancement identified.

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 1388m					support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	
Walking and cycle routes?	Cycle route: 300m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Kings Road Primary School, 313m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 1278m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: G Pennant Roberts, 457m						

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Dentist: Firwood Dental Practice, 418m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 238m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 300m Bridleway: 4804m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 1240m Site of nature conservation importance: 697Ha Distance to site of biological importance: 1578m	-	+	+	This brownfield site is currently vacant and does not contribute towards the character or appearance of the area in its current state. Part of the hospital is an attractive Georgian building. It would be desirable to consider retaining this building during the site's redevelopment. The site has well established and attractive trees which are also a characteristic of the wider street scene and area.	A design code or brief is recommended for the site to ensure its redevelopment considers the potential reuse of heritage assets on the site and to ensure that development appropriately responds to the site and wider context. High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1492m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 696m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 697m Distance to listed building: 961m Scheduled Monument: 11536m	-	-	-	The site includes the late Victorian Italianate villa Basford House and some early 20th century hospital buildings. These later buildings have been compromised through alteration and additions, but Basford House remains a very handsome property that although not protected through designation, has a degree of protection through the NPPF as a non-designated heritage asset. The property has architectural and historic significance and Its loss would be regrettable. There are no other known heritage assets within the vicinity that would be affected by development at this site.	A scheme to develop the site that retained Basford House would be desirable in order to ensure no harm to the significance of the historic environment. A considered design approach that, through for example, materials, scale and form responded positively to Basford House is recommended. Further investigations of the early 20th century hospital buildings are also recommended to understand their level of significance and respond accordingly.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.01ha, 1.35% of the site	-	N	N	Due to its location close to the City Centre, a very small part of this site lies within an AQMA so there is potential that future residents may suffer from problems with poor air quality. Any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will be particularly effective for this site due to its location.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site Development of this site would avoid using agricultural land or greenfield sites. The	Consideration could also be given to avoid risk of soil contamination during construction phase.	

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential increase in levels of land contamination?		n/a				positive effect would be local and permanent.	
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 1570m Gravel search area: 3020m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 697ha	-	N	+	The site is a considerable distance from designated wildlife sites so in isolation should have little effect on these. However, all development has the potential to harm local biodiversity causing an immediate, permanent negative impact. There are several trees on and near the site which could provide habitat, without a site survey it is impossible to fully assess the biodiversity on site.	Ensure new development designs-in opportunities for biodiversity and new green infrastructure.
Avoid fragmentation of habitats?		Distance to Site Biological Importance: 1578m					
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Special Scientific Interest: Brookheys Covert, 8829m					
Be within access to wildlife sites providing opportunities for							

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1570m						
Be within or impact on a mineral area of search?	Gravel search area: 3020m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	

Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU Site Area: Total = 1.79Ha, Developable = 0.90Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for adequate measures to manage existing flood risk?	Surface Water: 1 in 1,000: 0.13Ha (7.30%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)				risk of increasing flooding elsewhere, however, the risk in this area is low.		
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective							16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site is located on a brownfield site and will add an additional 27 apartments and 20 homes to the area. Whilst the potential allocation indicates some mixture of homes, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 4 th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.,	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 621m						
Town, District and Local Centres, and	Local centre: 5m Urmston TC: 5434m Altrincham: 5708m						
Green space?	Distance to nearest designated area of Open space and recreation: 138m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A mixed community will also improve the deprivation level from the 3rd decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Partington Central Surgery, 59m Nearest hospital: Trafford General Hospital, 5320m	N	N	N	This site is in Partington Centre and whilst the settlement provides a range of facilities and services the overall location does not maximise opportunities for daily walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 138m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 5m Urmston TC: 5434m Altrincham: 5708m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a	No mitigation or enhancement identified.	

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?		Nearest metrolink: Timperley, 5838m Nearest bus stop: 46m Nearest national rail station: Irlam, 1788m				strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 46m Nearest metrolink: Timperley,	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development	No mitigation or enhancement identified.	

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
	5838m Nearest National Rail station: Irlam, 1788m				and is within close proximity of a local centre to meet residents' needs.		
Walking and cycle routes?	Cycle route: 2787m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Partington Central Academy, 126m Nearest Secondary School (nearest boys and girls if required): Broadoak School, Mixed, 549m	+					
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Well Partington - Partington HC, 26m						

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?		Dentist: Partington Dental Practice, 26m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 138m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 2787m Bridleway: 5787m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 245m Site of nature conservation importance: 579Ha Distance to site of biological importance: 512m				The development of the site would result in the loss of green infrastructure including well established trees and open space without mitigation.	A design code or development brief for the site is recommended to ensure that developments seeks to preserve the character and appearance of the local area through sensitive building design and the protection and enhancement of local open space.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 245m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 2408m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 2408m Distance to listed building: 161m Scheduled Monument: 5966m	N	N	N	The grade II listed St. Mary’s Church sites approximately 160m to the north of the site. The site has no visual or historic relationship with the Church and so no effect is envisaged. There are no other known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Greenfield site Housing reclamation site: 0Ha				Whilst the site avoids the loss of the best and most versatile agricultural land and will not affect geodiversity, it is a greenfield site. Overall building on greenfield land has a negative permanent effect on this objective.	Consideration should be given to avoid risk of soil contamination during construction phase. There is little mitigation possible for the development of greenfield land in relation to this objective.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 513m Gravel search area: 5403m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than	n/a	N	N	N	The site is not within a critical drainage area but is reasonably close to a watercourse for	Any level of development will impact on water resources, the impact will need to	

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
are available to maintain a healthy environment?		Check SFRA				drainage. However, the distance should be sufficient to not negatively affect water quality.	be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 579ha Distance to Site Biological Importance: 512m Distance to Site Special Scientific Interest: Brookheys Covert, 2214m	N	N	N	The site is some distance from a designated site. However, the site does contain areas of open space, hedgerow and trees which could have some biodiversity value.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 513m						

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha		Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 5403m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.03Ha (2.85%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON Site Area: Total = 0.95Ha, Developable = 0.95Ha	Spatial Data Analysis	Short term impact	Medium term impact	Long term impact	Supporting comments – note criteria	Mitigation
and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. A mixed community will also improve the deprivation level from the 4th decile. A range of housing supplied is especially important for reducing the socio-economic inequalities. A mixed community will improve the deprivation level from the 4th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 645m						
Town, District and Local Centres, and	Local centre: 554m Urmston TC: 2277m Altrincham: 6098m						
Green space?	Distance to nearest designated area of Open space and recreation: 519m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities. A mixed community will also improve the deprivation level from the 6th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 6th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Urmston Group Practice, 1376m Nearest hospital: Trafford General Hospital, 2033m	N	N	N	This site is on the southern edge of Flixston and whilst the settlement provides a range of facilities and services the overall location does not maximise opportunities for daily walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. Meanwhile there is good access to the countryside to facilitate access for recreation and exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 519m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 554m Urmston TC: 2277m Altrincham: 6098m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Brooklands, 4976m Nearest bus stop: 179m Nearest national rail station: Flixton, 577m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 179m Nearest metrolink: Brooklands, 4976m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of		No mitigation or enhancement identified.

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Flixton, 577m				facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 2331m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Michael's CofE (Aided) Primary School, 684m Nearest Secondary School (nearest boys and girls if required): Wellacre Technology Academy, Boys, 776m Flixton Girls School, Girls, 1674m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Well Flixton - Moorside Road, 1353m						

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?		Dentist: Calm Dental, 2068m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 519m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 2331m Bridleway: 3118m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 594m Site of nature conservation importance: 1453Ha Distance to site of biological importance: 82m	+	++	++	Subject to a detailed design being high quality then the development of this site would have a positive impact on the surrounding landscape, townscape, and the character of the area.	The site is located close to a conservation area and in an area of landscape protection. Whilst inappropriate development in these locations could degrade the character of the area, appropriate development, in accordance with planning policy should result in a positive short, medium and long term effect. Therefore, no further mitigation is required.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 0m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 454m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 455m Distance to listed building: 246m Scheduled Monument: 7707m	N	N	N	The brickworks date from the interwar period; however, the remaining derelict structures are unlikely to hold any heritage significance that would be harmed should the site be redeveloped. There are no other known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 39m Gravel search area: 2916m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	The site is within a critical drainage area but is adjacent to the River Mersey which could assist drainage. However, development	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any	

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA				here has the potential to risk the quality of the watercourses.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1453ha Distance to Site Biological Importance: 82m Distance to Site Special Scientific Interest: Brookheys Covert, 3233m				The site is very close to the River Mersey and an area of biological importance, so it is possible the site supports some level of biodiversity. The potential effect of development here would be negative unless mitigated.	There is opportunity for small scale improvements to encourage biodiversity to improve linkages to surrounding habitats.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 39m						
Be within or impact on a mineral area of search?	Gravel search area: 2916m						
Objective	14. Reduce per capita greenhouse gas emissions						

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?		n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?		n/a					
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?		Within Flood zone 2: 0.19ha (26.84%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.05Ha (6.83%) 1 in 100: 0.01Ha (1.52%) 1 in 30: 0.00Ha (0.38%)	--	--	--	Over a quarter of the sites lies within flood zone 2 with parts of the site also susceptible to surface water flooding. If possible, a sequentially preferable site should be chosen.	If the site is to be brought forward the Exception Test will need to be passed with acceptable mitigation on site.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE Site Area: Total = 0.70Ha, Developable = 0.70Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
(e.g. temperature extremes, high winds)?						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 370m						
Town, District and Local Centres, and	Local centre: 1033m Urmston TC: 141m Altrincham: 6437m						
Green space?	Distance to nearest designated area of Open space and recreation: 38m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. There are a range of facilities available for	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile				various groups of people. A mix level of housing and people would facilitate to the local economy and community. The removal of a deport centre should reduce high good vehicles and provide a more comfortable walk into town for the surrounding neighbours, thus reducing disparity.		
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: GLOUCESTER HOUSE MEDICAL CENTRE, 282m Nearest hospital: Trafford Health Centre, 1548m	+	+	+	This relatively small site within Urmston Town Centre has the potential to provide good quality housing in an accessible location that would foster a healthy lifestyle with regular walking and cycling as part of daily activities. Meanwhile the site is suitably accessible to health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 38m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 1033m Urmston TC: 141m Altrincham: 6437m	-	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE Site Area: Total = 0.41Ha, Developable = 0.41Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 2936m Nearest bus stop: 1m Nearest national rail station: Urmston, 312m	Support economic development in locations that are well-connected and well-served by infrastructure?					
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 1m Nearest metrolink: Stretford, 2936m Nearest National Rail station: Urmston, 312m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 566m						
Allow for improved travel connectivity?	n/a						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE Site Area: Total = 0.41Ha, Developable = 0.41Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Davyhulme Primary School, 578m Nearest Secondary School (nearest boys and girls if required): St Antony's Catholic College, Mixed, 708m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Well Urmston - Station Bridge, 293m Dentist: The Urmston Dental Centre, 321m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 38m						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 566m Bridleway: 1141m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 921m Site of nature conservation importance: 1631Ha Distance to site of biological importance: 708m	N	++	++	Subject to a detailed design being high quality and considering the site and surroundings then the development of this site would have a positive impact on the surrounding landscape, townscape, and the character of the area.	No mitigation measures required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 408m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1622m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1622m Distance to listed building: 365m Scheduled Monument: 8955m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	N	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. The sites location near an existing bus stop and railway station will aid this.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 558m Gravel search area: 1238m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE Site Area: Total = 0.41Ha, Developable = 0.41Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1631ha Distance to Site Biological Importance: 708m Distance to Site Special Scientific Interest: Brookheys Covert, 5001m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity other than the nearby rail buffer.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 558m						
Be within or impact on a mineral area of search?	Gravel search area: 1238m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.05Ha (12.18%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.03%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace is less than 1 mile away and the nearest centre just over 1 mile away, highlighting the appropriateness for a mixed home site. A mixed community will improve the deprivation level from the 6 th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 6th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 257m						
Town, District and Local Centres, and	Local centre: 2335m Hale DC: 2376m Altrincham: 1621m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. As this area is at a mid-level decile on the IMD index, the community may already have some variation in socio-economic equalities.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Dr Bn Macdonald & Partners, 1665m Nearest hospital: St Annes Hospital, 1477m	N	N	N	This site is on the edge of Oldfield Brow whilst the settlement provides a range of facilities and services the overall location does not maximise opportunities for daily walking and cycling given its edge of settlement location. However, there is good access to the countryside to facilitate access for recreation and exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 0m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 2335m Hale DC: 2376m Altrincham: 1621m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Altrincham, 1988m Nearest bus stop: 345m Nearest national rail station: Hale, 2502m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							n/a
Provide high quality, attractive employment sites?							n/a
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective							5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development
Be easily accessible and well served by: Public transport,	Nearest bus stop: 345m Nearest metrolink: Altrincham, 1988m Nearest National Rail station: Hale, 2502m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of local shops and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 235m						
Allow for improved travel connectivity?	n/a						

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Oldfield Brow Primary School, 100m Nearest Secondary School (nearest boys and girls if required): Loreto Grammar School, Girls, 1347m North Cestrian School, Mixed, 1428m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Oldfield Pharmacy, 319m Dentist: Altrincham Dental Practice, 1555m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 235m Bridleway: 5385m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 15m Site of nature conservation importance: 1Ha Distance to site of biological importance: 0m	-	N	N	The site is on the edge of a built-up area and has a large number of trees. The development of the site would result in the loss of green infrastructure including well established trees without mitigation. Potential for some negative impacts during initial construction phase.	High value existing trees on the site should be retained within new development proposals with new landscaping measures to mitigate for any losses.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 15m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 349m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 350m Distance to listed building: 167m Scheduled Monument: 2533m	N	N	N	Grade II listed Seamon's Moss Bridge lies approximately 170m to the east of the site. The site has no visual or known historic relationship with the Bridge and so no effect is envisaged. There are no other known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement needed.	
Objective	9. Improve air quality						

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Mix site Housing reclamation site: 0Ha	+	+	+	The edge-of-settlement site is a mix of brownfield and greenfield land. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration should be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 15m Gravel search area: 4837m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area but is adjacent to the Bridge Water Canal which would assist drainage. However, development here has the potential to risk the quality of the watercourse.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 1564: LAND AT STOKOE AVENUE Site Area: Total = 0.66Ha, Developable = 0.66Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1ha Distance to Site Biological Importance: 0m Distance to Site Special Scientific Interest: Dunham Park, 1219m	-	-	-	The site overlaps an area of open space and is adjacent to a site of biological importance. Whilst the site itself is brownfield land that does not mean it will not support biodiversity. Without mitigation the site is likely to cause an immediate negative impact to biodiversity.	Opportunity exists nearby to improve biodiversity and achieve a net gain.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 15m						
Be within or impact on a mineral area of search?	Gravel search area: 4837m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1564: LAND AT STOKOE AVENUE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.66Ha, Developable = 0.66Ha							
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.13Ha (19.18%) 1 in 100: 0.03Ha (3.95%) 1 in 30: 0.01Ha (1.58%)				Whilst the site is not at risk from fluvial flooding, just under 20% of the site is at risk from surface water flooding during a 1 in a 1000 year event. Without mitigation or avoidance development could increase the risk of flooding.	An effective site-specific drainage solution could mitigate the effects.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 9th decile				Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.		
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 1451m				This housing site will provide an additional 13 homes to the area on a greenfield site. It must be noted that development on a greenfield site may potentially harm the living environment, any new development must consider the surrounding environment.		
Town, District and Local Centres, and	Local centre: 3257m Hale DC: 1404m Altrincham: 1710m				Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.		
Green space?	Distance to nearest designated area of Open space and recreation: 130m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	With the area being in the 9 th decile on the IMD living environment ranking and has a high average house price according the HM Land registry ward, it is difficult for lower	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1566: LAND AT THE GORSE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.38Ha, Developable = 0.38Ha							
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 9th decile				income households to get access to the area. The housing site may provide the opportunity for affordable housing to reduce the disparity, however without any more information about the site, it is not fully understood what additional developments would have on this objective.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: St. Johns Medical Centre, 1632m Nearest hospital: St Annes Hospital, 1593m	N	N	N	This edge of settlement site north of the M56 is fairly distance the range of facilities and services in the settlement. The overall location does not maximise opportunities for daily walking and cycling. However, there is good access to the countryside to facilitate access for recreation and exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 130m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 3257m Hale DC: 1404m Altrincham: 1710m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in							

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
locations that are easily accessible by sustainable transport?	Nearest metrolink: Altrincham, 2293m Nearest bus stop: 123m						
Support economic development in locations that are well-connected and well-served by infrastructure?	Nearest national rail station: Hale, 1516m						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 123m Nearest metrolink: Altrincham, 2293m Nearest National Rail station: Hale, 1516m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of local shops and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 3002m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the							

Site 1566: LAND AT THE GORSE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.38Ha, Developable = 0.38Ha							
development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Bollin Primary School, 342m Nearest Secondary School (nearest boys and girls if required): Altrincham Grammar School for Boys, Boys, 1187m Altrincham Grammar School for Girls, Girls, 1398m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Cohens Chemist, 380m Dentist: Crescent Dental Care, 1511m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 130m						
Provide opportunities to residents and others to walk,	Cycle paths: 3002m Bridleway: 7772m						

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?							
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 2642m Site of nature conservation importance: 361Ha Distance to site of biological importance: 363m	-	-	N	Opportunities for improved access to open space if some is retained as part of development proposals. The site has well established trees which contribute towards the green infrastructure network.	Existing high quality trees should be retained to protect local landscape character.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 71m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 366m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 367m Distance to listed building: 262m Scheduled Monument: 949m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Greenfield site Housing reclamation site: 0Ha				Whilst the site avoids the loss of the best and most versatile agricultural land it is a greenfield site and could also impact upon glacial minerals that lie within 100m of the site. Overall building on greenfield land has a negative permanent effect on this objective.	Consideration should be given to avoid risk of soil contamination during construction phase. There is little mitigation possible for the development of greenfield land in relation to this objective.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 72m Gravel search area: 7238m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site lies just inside the Manchester and Trafford South critical drainage area, however, lies close to the River Bollin which could be used accessed for site drainage. This is turn could damage the quality of the watercourse during construction and beyond. In this case the potential positive and negative affects balance resulting in a neutral objective.	An appropriate drainage solution should be implemented with care during construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 361ha				Whilst the site is not designated for its biodiversity value it is heavily vegetated and likely to have some biodiversity value. This would have an immediate negative impact	The biodiversity value of the site should be assessed and mitigation provided in line with other policies within the plan.	
Avoid fragmentation of habitats?							

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Biological Importance: 363m Distance to Site Special Scientific Interest: Dunham Park, 1584m				on the local area and depending on mitigation could be permanent.	
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 72m						
Be within or impact on a mineral area of search?	Gravel search area: 7238m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding. All development brings with it the risk of	NPPF requires development not to increase flooding risk elsewhere. This can	

Site 1566: LAND AT THE GORSE Site Area: Total = 0.38Ha, Developable = 0.38Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or at risk from Surface Water Flooding)?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.03Ha (6.93%) 1 in 100: 0.03Ha (6.93%) 1 in 30: 0.00Ha (0.09%)				increasing flooding elsewhere, however, the risk in this area is low.	be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 3m						
Town, District and Local Centres, and	Local centre: 2092m Hale DC: 788m Altrincham: 25m						
Green space?	Distance to nearest designated area of Open space and recreation: 111m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. This area has a high IMD decile at the 8 th decile, attractive housing over a brownfield site may help to improve the IMD decile, however, may not be as significant as lower IMD sites across Trafford.	provide a policy base to achieve a mix across Trafford. As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: ALTRINCHAM MEDICAL PRACTICE, 460m Nearest hospital: Altrincham Hospital, 412m				This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 111m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 2092m Hale DC: 788m Altrincham: 25m				New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Altrincham, 169m Nearest bus stop: 141m Nearest national rail station: Hale, 886m	Support economic development in locations that are well-connected and well-served by infrastructure?					
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 141m Nearest metrolink: Altrincham, 169m Nearest National Rail station: Hale, 886m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 1310m						
Allow for improved travel connectivity?	n/a						

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Vincent's Catholic Primary School, 322m Nearest Secondary School (nearest boys and girls if required): Blessed Thomas Holford Catholic College, Mixed, 200m		++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Instore Pharmacy, 158m Dentist: Goose Green Dental, 345m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 111m						

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1310m Bridleway: 5682m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 380m Site of nature conservation importance: 1291Ha Distance to site of biological importance: 216m	-	+	+	Potential for some negative impacts during demolition of existing buildings and through the initial construction phase, however subject to a detailed design being high quality and considering the site and surroundings then the development of this site would have a positive impact on the character of the area in the medium to long term.	No mitigation measures required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 210m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 140m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 140m Distance to listed building: 219m Scheduled Monument: 2977m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 588m Gravel search area: 5178m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1291ha Distance to Site Biological Importance: 216m Distance to Site Special Scientific Interest: Dunham Park, 2571m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 588m						
Be within or impact on a mineral area of search?	Gravel search area: 5178m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.02Ha (0.82%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 2240m Hale DC: 692m Altrincham: 5m						
Green space?	Distance to nearest designated area of Open space and recreation: 74m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. This area has a high IMD decile at the 8 th decile, attractive housing over a brownfield site may help to improve the IMD decile, however, may not be as significant as lower IMD sites across Trafford.	provide a policy base to achieve a mix across Trafford. As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: ALTRINCHAM MEDICAL PRACTICE, 394m Nearest hospital: Altrincham Hospital, 358m				This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 74m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 2240m Hale DC: 692m Altrincham: 5m				New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or							

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Altrincham, 197m Nearest bus stop: 178m Nearest national rail station: Hale, 789m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 178m Nearest metrolink: Altrincham, 197m Nearest National Rail station: Hale, 789m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 1433m						

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Stamford Park Junior School, 480m Nearest Secondary School (nearest boys and girls if required): Blessed Thomas Holford Catholic College, Mixed, 200m	++	++	++		The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Instore Pharmacy, 60m Dentist: Goose Green Dental, 291m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 74m						

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1433m Bridleway: 5834m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 483m Site of nature conservation importance: 1249Ha Distance to site of biological importance: 371m	-	+	+	Potential for some negative impacts during demolition of existing buildings and through the initial construction phase, however subject to a detailed design being high quality and considering the site and surroundings then the development of this site would have a positive impact on the character of the area in the medium to long term.	No mitigation measures required.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 367m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 143m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 143m Distance to listed building: 220m Scheduled Monument: 2893m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site		N	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. Although this improvement would not be immediate, the proximity to the Metrolink will increase public transport use quicker.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 769m Gravel search area: 5329m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1249ha Distance to Site Biological Importance: 371m Distance to Site Special Scientific Interest: Dunham Park, 2521m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 769m						
Be within or impact on a mineral area of search?	Gravel search area: 5329m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.01Ha (0.50%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 7th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 0m Stretford TC: 1546m Altrincham: 8048m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1601-00: CIVIC QUARTER AAP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 53.90Ha, Developable = 33.32Ha							
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 0th decile				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: North Trafford Group Practice, 388m Nearest hospital: Trafford General Hospital 5570m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. The size of the site offers opportunities for great improvements to routes.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 0m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 0m Stretford TC: 1546m Altrincham: 8048m	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Old Trafford, 0m Nearest bus stop: 0m Nearest national rail station: Manchester United Football Ground, 192m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: Old Trafford, 0m Nearest National Rail station: Manchester United Football Ground, 192m	++	++	++		The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.
Walking and cycle routes?	Cycle route: 110m						

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Gorse Hill Primary School, 380m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 51m	-	-	-	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes but it could have a detrimental impact on the vitality and viability of the area if developed in its entirety for residential would reduce access to a range of facilities and services to the community.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Tesco Instore Pharmacy, 0m Dentist: The Dental Team, 358m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 110m Bridleway: 3967m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 59m Site of nature conservation importance: 229Ha Distance to site of biological importance: 406m	+	+	++	A large area which forms the boundary of Civic Quarter Area Action Plan. There are opportunities for successful regeneration which will improve the townscape and the character of the area.	Design guidance should be included in the Area Action Plan for development sites. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings. This should inform the entirety of the development management process, from pre-application through to the determination of planning applications or related consents.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1192m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 219m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 220m Distance to listed building: On site Scheduled Monument: 0m	U	U	U	The Civic Quarter contains Trafford Town Hall, which is listed at grade II and the grade II entrance portal and lodges to the former White City greyhound track. The Tudorbethan style Old Trafford Bowling Club on Talbot Road was founded in 1877 and although not a formally designated heritage asset, it is high in local interest. A	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.	

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						collection of fine Victorian villas can be found on the opposite side of Talbot Road. Development within the Civic Quarter has the potential to harm or enhance the significance of the site's heritage assets and those just beyond. This will depend on the scale, location, design and concentration of the development.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.15ha, 14.57% of the site	-	-	N	Part of the site is within an AQMA and any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality, particularly given the areas proximity to the City Centre. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 513m Gravel search area: 2942m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any	

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA				there is limited risk to the quality of the watercourses.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective							12. Conserve and enhance biodiversity and promote nature conservation
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 229ha Distance to Site Biological Importance: 406m Distance to Site Special Scientific Interest: Brookheys Covert, 8211m	N	N	N	The Civic Quarter area is not known for its biodiversity value, however, such a large area could provide much potential for improvements.	Ensure new development of area brings biodiversity gains.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective							13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 513m						
Be within or impact on a mineral area of search?	Gravel search area: 2942m						
Objective		14. Reduce per capita greenhouse gas emissions					

Site 1601-00: CIVIC QUARTER AAP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 53.90Ha, Developable = 33.32Ha							
Support the growth of the low carbon goods and services sector?	n/a					There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 8.21Ha (15.24%) 1 in 100: 0.87Ha (1.62%) 1 in 30: 0.12Ha (0.23%)					Whilst the site is not at risk from fluvial flooding, around 15% of the site is at risk from surface water flooding during a 1 in a 1000 year event. Without mitigation or avoidance development could increase the risk of flooding.	An effective site specific drainage solution could mitigate the effects.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N		A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 681m Stretford TC: 2062m Altrincham: 8704m					New development on a brownfield site to an area at the 2 nd most deprived decile will contribute to reducing disparity and deprivation. This will allow more people access to homes improving their quality of life and the external appearance of a well-cared for environment may encourage greater connections in the community.	
Green space?	Distance to nearest designated area of Open space and recreation: 186m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford As house prices are at mid-level according to the HM land registry and the area is at the 4 th lowest decile on the IMD ranking, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 4th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: North Trafford Group Practice, 848m Nearest hospital: Trafford General Hospital 6440m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 186m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 681m Stretford TC: 2062m Altrincham: 8704m	-	N	N	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Old Trafford, 499m Nearest bus stop: 30m Nearest national rail station: Manchester United Football Ground, 204m				community to spend in local retail, services and facilities. Some initial detrimental impact with the loss of the employment use would be offset with longer term support to the vitality and viability of the surrounding area and businesses.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 30m Nearest metrolink: Old Trafford, 499m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of		No mitigation or enhancement identified.

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 204m				a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 128m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Gorse Hill Primary School, 851m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 525m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Tesco Instore Pharmacy, 0m Dentist: The Dental Team, 830m						

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 186m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 128m Bridleway: 4437m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 340m Site of nature conservation importance: 949Ha Distance to site of biological importance: 580m	N	+	+	The site presents opportunities to improve the townscape and the character of the area.	No mitigation measures required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1905m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 937m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character.	In a conservation area: No	U	U	U	Both listed at grade II, Trafford Town Hall and the entrance portal and lodges to the	Development proposals for this site must be informed by a comprehensive Heritage	

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to a conservation area: 937m Distance to listed building: 230m Scheduled Monument: 11797m				former White City greyhound track are within approximately 220m and 320 metres of the site respectively. Whilst some distance away from these designated heritage assets, development at the site has the potential to harm their significance depending on scale and design, and as part of a cumulatively large amount of development within the locale.	Assessment that fully explores the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.28ha, 27.91% of the site	--	-	N	Around a third of the site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality particularly given the sites proximity to the city centre. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 1910m Gravel search area: 3432m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					risk to the quality of watercourses or water bodies.	mitigation applied across the Local Plan area.
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 949ha Distance to Site Biological Importance: 580m Distance to Site Special Scientific Interest: Brookheys Covert, 8685m	N	N	N	The area is not known for its biodiversity value, however, such a large area could provide much potential for improvements.	Ensure new development of area brings biodiversity gains.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1910m						
Be within or impact on a mineral area of search?	Gravel search area: 3432m						
Objective	14. Reduce per capita greenhouse gas emissions						

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?	n/a					There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 with no area at risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
(e.g. temperature extremes, high winds)?						

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This brownfield site by 2028 will contribute 15 houses and 10 apartments and an additional 10 houses and 90 apartments by 2033. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 7th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may encourage greater interaction of communities.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 7th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 40m						
Town, District and Local Centres, and	Local centre: 12m Stretford TC: 2341m Altrincham: 8811m						
Green space?	Distance to nearest designated area of Open space and recreation: 48m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and the policies	

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 3 rd decile.	within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 3rd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: North Trafford Group Practice, 159m Nearest hospital: Trafford General Hospital 6070m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. Meanwhile access to countryside would facilities recreational exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 48m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 12m Stretford TC: 2341m Altrincham: 8811m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a	No mitigation or enhancement identified.

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?					strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.		
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Trafford Bar, 103m Nearest bus stop: 93m Nearest national rail station: Manchester United Football Ground, 768m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 93m Nearest metrolink: Trafford Bar,	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to	No mitigation or enhancement identified.	

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	103m Nearest National Rail station: Manchester United Football Ground, 768m				support the development and is within the vicinity of a range of facilities and services to meet residents’ needs.		
Walking and cycle routes?	Cycle route: 640m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents’ needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Seymour Park Community Primary School, 339m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 957m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Rowlands Pharmacy, 53m						

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?	Dentist: 151 Dental Ltd, 396m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 48m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 640m Bridleway: 4833m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 404m Site of nature conservation importance: 918Ha Distance to site of biological importance: 804m					Some buildings on the site are in a poor state of repair and detract from the character and appearance of the area. Potential to improve the site and surrounding area through redevelopment and enhance local connections.	No mitigation measures required.
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1917m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 578m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 578m Distance to listed building: 378m Scheduled Monument: 11954m	N	N	N	The site itself does not contain any known heritage assets. There are some good quality Victorian properties to the north beyond the railway line but the distance and landscaping mean that their significance is unlikely to be affected by development at the site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 1942m Gravel search area: 3629m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage	Any level of development will impact on water resources, the impact will need to be	

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
than are available to maintain a healthy environment?		Check SFRA				could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 918ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 804m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Rochdale Canal, 8860m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1942m						

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 3629m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.13Ha (5.33%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site is on a brownfield site and will provide 28 apartments by 2023. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may encourage greater interaction of communities.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 466m						
Town, District and Local Centres, and	Local centre: 587m Stretford TC: 169m Altrincham: 6755m						
Green space?	Distance to nearest designated area of Open space and recreation: 154m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and the policies	

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. This area is at the 1 st decile on the IMD ranking. As one of the most deprived areas in Trafford, development is needed to improve the deprivation and disparity in the area. A new development scheme will approve the appearance of the area, encouraging greater integration within the community.	within the Local Plan will provide a policy base to achieve a mix across Trafford. As the area house prices are at mid-level, affordable housing would benefit the lowest income families in the area.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective		3. Support improved health and wellbeing of the population and reduce health inequalities					
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Delamere Medical Practice, 376m Nearest hospital: Trafford General Hospital 4973m	+	+	+	This town centre site is highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 154m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective		4. Ensure sustainable economic growth and job creation					
Protect and enhance the vitality and viability of existing		Local centre: 587m	+	+	+	New housing developments facilitate economic growth and some job creation –	No mitigation or enhancement identified.

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment areas and/or town centres?	Stretford TC: 169m Altrincham: 6755m				particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.		
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 26m Nearest bus stop: 7m Nearest national rail station: Trafford Park, 997m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by:	Nearest bus stop: 7m	++	++	++	The site is easily accessible and well served by public transport. The existing	No mitigation or enhancement identified.	

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Public transport,	Nearest metrolink: Stretford, 26m Nearest National Rail station: Trafford Park, 997m				transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 1m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Ann's RC Primary School, 380m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 483m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.	No mitigation or enhancement identified.	

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 299m Dentist: C Carre, 397m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 154m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 1m Bridleway: 2709m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 11m Site of nature conservation importance: 549Ha Distance to site of biological importance: 0m					Parts of this site are in a poor state of repair and detract from the character and appearance of the area. Potential to improve the public realm and enhance local connections along the waterfront.	No mitigation measures required.
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 295m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 542m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 542m Distance to listed building: 60m Scheduled Monument: 9822m	U	U	U	The site itself does not contain any known heritage assets. The grade II former Essoldo Cinema lies on the opposite side of the canal to the north. Whilst development at the site would be unlikely to harm the setting of the cinema, especially in considering its principal elevations on Chester Road and Edge Lane, further understanding of the site and its relationship to the cinema could be useful in ensuring harm to significance would be avoided. St. Ann’s Church and its Presbytery, both listed at grade II, lie approximately 110 metres to the north of the site. It is not considered that the site contributes to their settings and so no harm is envisaged to their significance.	Development proposals for this site must be informed by a comprehensive Heritage Assessment that explores the significance of the former Essoldo Cinema and its setting and the potential for that significance to be harmed by development at the site.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.17ha, 17.07% of the site	--	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 296m Gravel search area: 1528m					
Objective		11. Protect and improve the quality and availability of water resources					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective		12. Conserve and enhance biodiversity and promote nature conservation					
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 549ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?		Distance to Site Biological Importance: 0m					
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Special Scientific Interest: Brookheys Covert, 6793m					
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective		13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy					

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote movement up the waste hierarchy?	n/a	Glacial minerals safeguarding area - distance: 296m	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?	Gravel search area: 1528m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and is not at risk from surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile				As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity in comparison to the 3 rd decile in deprivation level.		
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 533m Stretford TC: 1900m Altrincham: 8555m						
Green space?	Distance to nearest designated area of Open space and recreation: 405m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 6th decile					important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A large new development on a brownfield site will provide many people the opportunity to live at Trafford park. This provides greater equality, if the development is mixed. A mixed community will also improve the deprivation level from the 6th decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: North Trafford Group Practice, 877m Nearest hospital: Trafford General Hospital 5020m	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. The size of the site offers opportunities for great improvements to routes.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 405m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 533m Stretford TC: 1900m Altrincham: 8555m	-	-	-	This large site combines several industrial plots and is located within a larger area of industrial development. Its development for residential would not support the existing employment area and would potentially detract new occupiers into the area	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or							

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Pomona, 434m Nearest bus stop: 0m Nearest national rail station: Manchester United Football Ground, 236m				concerned about being within close proximity to residential development.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: Pomona, 434m Nearest National Rail station: Manchester United Football Ground, 236m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a local centre.	No mitigation or enhancement identified.	

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 223m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Gorse Hill Primary School, 889m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 829m	+	+	+		The site benefits from a range of services and facilities within a reasonable distance. The size of the site may require further investigations to determine the anticipated to impact on the capacity of infrastructure.	Evidence to assist in the anticipated impact on the capacity of infrastructure.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Tesco Instore Pharmacy, 369m Dentist: The Dental Team, 981m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 405m						

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 223m Bridleway: 3753m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 1360Ha Distance to site of biological importance: 0m	N	+	++	A very large and prominent site, some of which is underutilised. Potential for significant public realm improvements. New development will need to consider existing business and employment uses in the surrounding area.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is co-ordinated development that conserves and enhances townscape character and improves the quality of open spaces and the public realm. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 2148m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 876m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 856m Distance to listed building: 187m Scheduled Monument: 11509m	N	N	N	The grade II listed Trafford Road Bridge lies at the north east boundary of the site. The Trafford Park Hotel and Trafford Park War Memorial, both listed at grade II, sit beyond the boundary to the west. Whilst the proposed scale, location, design and concentration of development is unknown at	No mitigation or enhancement identified.	

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						this stage, in considering the existing character and built-up nature of this area, it is unlikely that residential development would give rise to harm to the significance of the aforementioned heritage assets.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.09ha, 9.37% of the site	--	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 2149m Gravel search area: 3010m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	This is a large canal side site within a critical drainage area. The adjacent canal could provide drainage opportunities but will need to be protected from damage to the water quality.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1360ha	N	N	N	This large site is adjacent to the canal and the Salford Quays which is of biodiversity importance. The site is of a size that should allow avoidance of damage and opportunities for mitigation.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 0m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 8063m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 2149m						
Be within or impact on a mineral area of search?	Gravel search area: 3010m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 39.38ha (53.49%) Within Flood zone 3: 0.85ha (1.15%) Surface Water:				Over half of the site lies within flood zone 2 and it would preferable to allocate a sequentially preferable site or apply the exception test.	It may be possible to design the site to avoid the areas of greatest flood risk or apply innovative design to the buildings.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 7.81Ha (10.61%)						
Increase flood risk in this location or elsewhere?	1 in 100: 1.04Ha (1.41%) 1 in 30: 0.18Ha (0.24%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 968m						
Town, District and Local Centres, and	Local centre: 30m Urmston TC: 1646m Altrincham: 6304m						
Green space?	Distance to nearest designated area of Open space and recreation: 3m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 6th decile					important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 6th decile though may not be as significant to areas at a lower decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Urmston Group Practice, 1182m Nearest hospital: Trafford General Hospital, 1392m	N	N	N	This small site within Flixton provides opportunities to access a range of facilities and services. However, the overall location does not maximise opportunities for daily walking and cycling. Meanwhile there is good access to the countryside to facilitate access for recreation and exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 3m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 30m Urmston TC: 1646m Altrincham: 6304m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Sale, 4731m Nearest bus stop: 99m Nearest national rail station: Flixton, 6m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 99m Nearest metrolink: Sale, 4731m Nearest National Rail station: Flixton, 6m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 2117m						

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Michael's CofE (Aided) Primary School, 74m Nearest Secondary School (nearest boys and girls if required): Wellacre Technology Academy, Boys, 798m Flixton Girls School, Girls, 1011m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Well Flixton - Moorside Road, 1089m Dentist: Calm Dental, 1422m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 3m						

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 2117m Bridleway: 2644m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 826m Site of nature conservation importance: 969Ha Distance to site of biological importance: 274m		N	+	The development of the site would result in the loss of green infrastructure including well established trees without mitigation.	High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 50m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 51m Distance to listed building: 115m	N	N	N	A number of listed buildings can be found in the Park to the north and in the Village to the south. However, it is not considered that the site contributes to their significance or that harm would arise from its development. Flixton conservation area, focusing around	No mitigation or enhancement identified.	

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Scheduled Monument: 8140m				the old village, lies to the south of the site, separated by mid-twentieth century residential development at The Grove. The separation means that it would be unlikely for development at the site to harm the significance of the conservation area.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 0m Gravel search area: 2497m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is reasonably close to the River Mersey so whilst there may be drainage opportunities there is also the potential for negative impacts on the water quality. Any development will increase demand for water resources, without mitigation there is	The impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during construction.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be affected by any known drainage constraints?						potential a long term, regional negative impact.	
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 969ha Distance to Site Biological Importance: 274m Distance to Site Special Scientific Interest: Brookheys Covert, 3704m	-	N	+	The site is a considerable distance from designated wildlife sites so in isolation should have little effect on these. However, all development has the potential to harm local biodiversity causing an immediate, permanent negative impact. The site is heavily planted and adjacent to a gold course which could provide habitat, so there is likely to be a local level negative impact.	Ensure new development designs in opportunities for biodiversity and new green infrastructure particularly linking to adjacent green areas.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 0m						
Be within or impact on a mineral area of search?	Gravel search area: 2497m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become	Apply other plan policy to ensure that harm is avoided/mitigated.	

Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6 Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support a reduction in energy use and increased energy efficiency?		n/a				more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?		Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.07Ha (22.13%) 1 in 100: 0.07Ha (22.13%) 1 in 30: 0.00Ha (0.00%)	-	-	-	Whilst the site is not at risk from fluvial flooding, around 20% of the site is at risk from surface water flooding during a 1 in a 1000 and a 1 in 100-year event. Without mitigation or avoidance development could increase the risk of flooding.	An effective site specific drainage solution could mitigate the effects.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1623: 289 HALE ROAD, HALEBARNS Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 9th decile				As house prices are high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.		
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 18m						
Town, District and Local Centres, and	Local centre: 244m Hale DC: 1775m Altrincham: 2302m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	This area is one of the least deprived areas in Trafford. Actions to reduce deprivation through a housing scheme may not be required. Disparity between communities, to	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1623: 289 HALE ROAD, HALEBARNS Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 10th decile				low income families may be high, therefore affordable housing would be recommended.	provide a policy base to achieve a mix across Trafford. As house prices are high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Shay Lane Medical Centre (Kelman), 41m Nearest hospital: Priory Hospital Altrincham, 1154m	N	N	N	This site in Hale Barns has good access to the range of facilities and services in the settlement. The overall location does not maximise opportunities for daily walking and cycling. However, there is good access to the countryside to facilitate access for recreation and exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 0m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 244m Hale DC: 1775m Altrincham: 2302m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1623: 289 HALE ROAD, HALEBARNES		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.87Ha, Developable = 0.87Ha							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Altrincham, 2565m Nearest bus stop: 35m Nearest national rail station: Hale, 2104m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 35m Nearest metrolink: Altrincham, 2565m Nearest National Rail station: Hale, 2104m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of a local centre.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 3560m						
Allow for improved travel connectivity?	n/a						

Site 1623: 289 HALE ROAD, HALEBARNES		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.87Ha, Developable = 0.87Ha							
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Well Green Primary School, 305m Nearest Secondary School (nearest boys and girls if required): Saint Ambrose College, Boys, 182m Altrincham College, Mixed, 1293m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Hale Barns Pharmacy, 41m Dentist: Delahays Dental Practice, 534m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						
Provide opportunities to residents and others to walk,	Cycle paths: 3560m						

Site 1623: 289 HALE ROAD, HALEBARNS Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?		Bridleway: 7471m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 1564m Site of nature conservation importance: 533Ha Distance to site of biological importance: 484m	-	N	+	The development of the site would result in the loss of green infrastructure including well established trees without mitigation.	High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 80m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 175m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 175m Distance to listed building: 203m Scheduled Monument: 4218m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 1623: 289 HALE ROAD, HALEBARNS Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Mix site Housing reclamation site: 0Ha		+	+	+	Whilst the site in question is a mixed site, a large part of the site is brownfield and involves the reuse or demolition of an existing building. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 80m Gravel search area: 5508m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is some distance from the nearest watercourse so whilst drainage could be problematic there is limited risk to water quality of water courses. Any development will increase demand for water resources, without mitigation there is potential a long term, regional negative impact.	The impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during construction.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 533ha		N	+	The site is distant from designated wildlife sites so in isolation should have little effect on these. However, all development has the potential to harm local biodiversity causing	Ensure new development designs in opportunities for biodiversity and new green infrastructure particularly linking to adjacent green areas.	
Avoid fragmentation of habitats?							

Site 1623: 289 HALE ROAD, HALEBARNS Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Biological Importance: 484m Distance to Site Special Scientific Interest: Cotteril Clough, 2528m				an immediate, permanent negative impact. The site is heavily planted and adjacent open space which could provide habitat, so there is likely to be a local level negative impact.	
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 80m						
Be within or impact on a mineral area of search?	Gravel search area: 5508m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a very limited risk of surface water flooding. All development brings with it the risk of	NPPF requires development not to increase flooding risk elsewhere. This can	

Site 1623: 289 HALE ROAD, HALEBARNES Site Area: Total = 0.87Ha, Developable = 0.87Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or at risk from Surface Water Flooding)?	Within Flood zone 3: 0.00ha (0.00%)					increasing flooding elsewhere, however, the risk in this area is low.	be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?	Surface Water: 1 in 1,000: 0.00Ha (0.39%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.19%) 1 in 30: 0.00Ha (0.13%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N		A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 1.42Ha, Developable = 1.26Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 6th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 706m						
Town, District and Local Centres, and	Local centre: 35m Urmston TC: 795m Altrincham: 7480m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 1.42Ha, Developable = 1.26Ha							
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 5th decile though may not be as significant to areas at a lower decile. A mixed community will also improve the deprivation level from the 5th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Primrose Surgery, 75m Nearest hospital: Trafford Health Centre, 810m	+	+	+	This relatively small site in Urmston Town has the potential to provide good quality housing in an accessible location that would foster a healthy lifestyle with regular walking and cycling as part of daily activities. Meanwhile the site is suitably accessible to health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 0m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 35m Urmston TC: 795m Altrincham: 7480m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Stretford, 3808m Nearest bus stop: 14m Nearest national rail station: Urmston, 1064m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 14m Nearest metrolink: Stretford, 3808m Nearest National Rail station: Urmston, 1064m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within close proximity of a local	No mitigation or enhancement identified.

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 1673m				centre to meet some of the residents' needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Our Lady of the Rosary RC Primary School, 75m Nearest Secondary School (nearest boys and girls if required): Urmston Grammar Academy, Mixed, 798m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The site is not anticipated to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: LloydsPharmacy, 405m Dentist: Revive Dental Care, 91m						

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 0m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1673m Bridleway: 2325m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 681Ha Distance to site of biological importance: 1457m				The development of the site would result in the loss of green infrastructure including well established trees and open space without mitigation.	A design code or development brief for the site is recommended to ensure that development seeks to preserve the character and appearance of the local area through sensitive building design and the protection and enhancement of local open space.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1408m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1552m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character,	In a conservation area: No Distance to a conservation area: 1552m	N	N	N	The site lies approximately 120 metres to the west of the Davyhulme Circle War Memorial, but it is not considered that the site contributes to its significance.	No mitigation or enhancement identified.	

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to listed building: 37m Scheduled Monument: 9833m				Development at the site would be unlikely to cause harm to this designated heritage asset.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.05ha, 4.51% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 1409m Gravel search area: 2388m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	N	N	The site is close to Bent's Lane Brook, therefore there may be a risk to the water quality of the Brook. Any development will increase demand for water resources, without mitigation there is potential a long term, regional negative impact.	The impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during construction.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 681ha Distance to Site Biological Importance: 1457m Distance to Site Special Scientific Interest: Brookheys Covert, 5652m	-	N	+	The site is distant from designated wildlife sites so in isolation should have little effect on these. However, all development has the potential to harm local biodiversity causing an immediate, permanent negative impact. There is some planting on site and it is adjacent to open space which could provide habitat; therefore it is likely to be a local level negative impact.	Ensure new development designs in opportunities for biodiversity and new green infrastructure particularly linking to adjacent green areas.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1409m						
Be within or impact on a mineral area of search?	Gravel search area: 2388m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.40Ha (27.94%) 1 in 100: 0.24Ha (16.83%) 1 in 30: 0.10Ha (7.06%)	-	-	-	Whilst the site is not at risk from fluvial flooding almost a third of the site is susceptible from surface water flooding. Without avoidance or mitigation there is potential to increase flood risk on site and in the local area.	An effective site specific drainage solution would be required.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 176m						
Town, District and Local Centres, and	Local centre: 429m Stretford TC: 1647m Altrincham: 8359m						
Green space?	Distance to nearest designated area of Open space and recreation: 25m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 4th decile				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 4th decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: North Trafford Group Practice, 661m Nearest hospital: Trafford General Hospital 4840m	N	N	N	The site is located in a sustainable location with good access to national rail connections and adjacent to Trafford Park for employment opportunities. These should facilitate opportunities for regular walking and cycling. The overall proximity of the site to the national rail line may cause issues for the health and wellbeing of residents unless impacts arising from noise are appropriately mitigated.	Ensure appropriate facilities to support walking and cycling are provided as part of the development and suitable mitigation is provided for any noise impacts.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 25m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 429m Stretford TC: 1647m Altrincham: 8359m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Old Trafford, 797m Nearest bus stop: 200m Nearest national rail station: Manchester United Football Ground, 451m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 200m Nearest metrolink: Old Trafford, 797m Nearest National Rail station: Manchester United Football Ground, 451m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.
Walking and cycle routes?		Cycle route: 7m					

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Gorse Hill Primary School, 398m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 288m	++	++	++	The site would provide new homes in an accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Tesco Instore Pharmacy, 525m Dentist: The Dental Team, 432m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 25m						

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 7m Bridleway: 3841m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 460m Site of nature conservation importance: 1007Ha Distance to site of biological importance: 714m	-	N	+	Large area of hard surface with trees to the edge of the site. The development of the site may result in the loss of some well-established trees without mitigation, however there is potential to improve character in this area.	High value existing trees on the site should be retained within new development proposals with new planting incorporated to mitigate for any losses.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1701m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1007m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1007m Distance to listed building: 316m Scheduled Monument: 11388m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective		10. To conserve and protect land and soils, whilst reducing land contamination					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 1702m Gravel search area: 2925m					
Objective		11. Protect and improve the quality and availability of water resources					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective		12. Conserve and enhance biodiversity and promote nature conservation					

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1007ha Distance to Site Biological Importance: 714m Distance to Site Special Scientific Interest: Brookheys Covert, 8124m	-	N	+	The site is distant from designated wildlife sites so in isolation should have little effect on these. However, all development has the potential to harm local biodiversity causing an immediate, permanent negative impact. There is some significant planting around the edge of the site, therefore it is likely to be a local level negative impact.	Ensure new development designs in opportunities for biodiversity and limits harm.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective		13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy					
Promote movement up the waste hierarchy?		n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?		n/a					
Be within or impact on a mineral safeguarding area?		Glacial minerals safeguarding area - distance: 1702m					
Be within or impact on a mineral area of search?		Gravel search area: 2925m					
Objective		14. Reduce per capita greenhouse gas emissions					
Support the growth of the low carbon goods and services sector?		n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?		n/a					
Help to minimise emissions of greenhouse gases?		n/a					

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.08Ha (11.89%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile though may not be as significant compared to lower deciles. New housing developments on a brownfield site may improve the appearance of the area. Having a well-kept area can create more confidence in communities to connect and interact reducing disparity.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 34m						
Town, District and Local Centres, and	Local centre: 478m Urmston TC: 4529m Altrincham: 4640m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 2 nd decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 2nd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Partington Central Surgery, 498m Nearest hospital: Trafford General Hospital, 4628m	N	N	N	This large site is located to the east of Partington and whilst the settlement provides a range of facilities and services the overall location does not maximise opportunities for daily walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 0m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 478m Urmston TC: 4529m Altrincham: 4640m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Timperley, 4631m Nearest bus stop: 184m Nearest national rail station: Irlam, 1838m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 184m Nearest metrolink: Timperley, 4631m Nearest National Rail station: Irlam, 1838m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of a local centre to meet residents’ needs.	This is a large site and mitigation measures should consider improved accessibility by sustainable transport to the local centre and other sustainable transports hubs. The site should also

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 2148m					improve walking and cycling connectivity to local facilities and services.	
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Partington Central Academy, 598m Nearest Secondary School (nearest boys and girls if required): Broad oak School, Mixed, 924m	N	N	N	The site benefits from some services and facilities within a reasonable distance, but due to the size of the site it may have an impact on the capacity of infrastructure.	Evidence to assist in the anticipated impact on the capacity of infrastructure.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Well Partington - Partington HC, 495m Dentist: Partington Dental Practice, 495m						

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 0m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 2148m Bridleway: 4695m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 0Ha Distance to site of biological importance: 3m	N	+	++	Large brownfield site which includes a large area of existing trees. The development of the site may result in the loss some well-established trees without mitigation which contribute towards local landscape character. Overall, there is great potential to improve character and townscape of the local area.	The site forms part of a wider strategic site and it would be beneficial to have a design code or development brief for the whole site to ensure that development is coordinated and maximises opportunities to enhance the landscape, townscape, and the character of the Borough. High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 0m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 2532m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character,	In a conservation area: Yes Distance to a conservation area: 2532m	U	U	U	Development within the site has the potential to harm or enhance the significance of the site's heritage assets. This will depend on the scale, location,	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their	

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to listed building: 503m Scheduled Monument: 5338m				design and concentration of the development.	significance and how the development would positively respond to that significance.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.05ha, 5.19% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 1Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 13m Gravel search area: 4281m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 0ha Distance to Site Biological Importance: 3m Distance to Site Special Scientific Interest: Brookheys Covert, 1085m	-	N	+	This agricultural area, adjacent to Broadoak Wood is likely to have biodiversity interest. Development here is likely to have an immediate negative impact. Mitigation would bring biodiversity gains on site to have a lasting positive impact.	Ensure harm is first avoided and where this is not possible mitigation is provided.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 13m						
Be within or impact on a mineral area of search?	Gravel search area: 4281m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH Site Area: Total = 28.65Ha, Developable = 28.65Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 4.20Ha (14.65%) 1 in 100: 1.84Ha (6.43%) 1 in 30: 1.04Ha (3.64%)	N	N	N	The site lies within flood zone 1 and has a risk of surface water flooding from any frequency of events. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 612m						
Town, District and Local Centres, and	Local centre: 400m Stretford TC: 3657m Altrincham: 9850m						
Green space?	Distance to nearest designated area of Open space and recreation: 22m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Limelight Health and Well-being Hub, 198m Nearest hospital: Trafford General Hospital 7370m	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 22m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 400m Stretford TC: 3657m Altrincham: 9850m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Trafford Bar, 1126m Nearest bus stop: 15m Nearest national rail station: Manchester United Football Ground, 2025m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 15m Nearest metrolink: Trafford Bar, 1126m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of a local centre.	No mitigation or enhancement identified.

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Nearest National Rail station: Manchester United Football Ground, 2025m					
Walking and cycle routes?		Cycle route: 1830m					
Allow for improved travel connectivity?		n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?		Nearest Primary School: St Alphonsus RC Primary School, 242m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 2314m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The site is not anticipated to impact the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?		Pharmacy: Limelight Pharmacy, 198m					

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Dentist: Brooks Bar Dental, 253m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 22m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1830m Bridleway: 6181m					
Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough							
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 891m Site of nature conservation importance: 2143Ha Distance to site of biological importance: 1793m	N	N	+	This brownfield site has potential to make improvements to the public realm and townscape. There are some potential heritage assets on the site that may be desirable to retain and incorporate into future development proposals. The reuse of heritage assets would help to strengthen local character.	A design code or brief is recommended for the site to ensure its redevelopment considers the potential reuse of heritage assets on the site and to ensure that development appropriately responds to the site and wider context.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 3025m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 542m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective 8. Conserve and enhance the historic environment							

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 543m Distance to listed building: 610m Scheduled Monument: 13055m	-	-	-	The site includes some good quality late Victorian/early Edwardian red brick industrial buildings that have architectural interest and historic interest in their connections to the Tramway and Carriage Depot and later industries at the site. They are not protected through designation but have a degree of protection through the NPPF as non-designated heritage assets. Their loss would be regrettable. A late 20th century chapel lies to the south of the site. Not formally recognised, the chapel has sufficient architectural quality to be considered as a non-designated heritage asset. It is unlikely that development at the site would harm this building's significance.	A scheme to develop the site that retained the early industrial buildings would be desirable in order to ensure no harm to the significance of the historic environment. A considered design approach that, through for example, materials, scale and form responded positively to these buildings is recommended.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.01ha, 0.70% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 3093m						

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Gravel search area: 4448m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 2143ha	N	N	N	Whilst the site itself has very low biodiversity value there is a small area of mature trees to the north of the site that should be protected.	Development would give rise to opportunities for biodiversity enhancement in the area.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 1793m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Rochdale Canal, 7617m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a		-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a						

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral safeguarding area?		Glacial minerals safeguarding area - distance: 3093m				The effect would be long lasting and local in its nature.	
Be within or impact on a mineral area of search?		Gravel search area: 4448m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a		-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:		-	N	N	The site lies within flood zone 1 and has a risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere and will require mitigation.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.31Ha (20.14%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will improve the deprivation level from the 3rd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area. Having a well-kept area can create more confidence in communities to connect and interact reducing disparity.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 832m Sale TC: 0m Altrincham: 4096m						
Green space?	Distance to nearest designated area of Open space and recreation: 306m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected characteristics’, as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile					important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 341m Nearest hospital: Trafford Health Centre, 4382m					This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 306m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 832m Sale TC: 0m Altrincham: 4096m					This location and prominence of the site and number of existing units with ground floor frontages create vibrancy and vitality to the town centre. The replacement of these units for residential development would have a negative impact on sustainable economic growth of the area, but that is not to say that some residential	Retain businesses with active ground street frontages to retain and improve the vitality and viability of the area, whilst allowing for residential above the units and some conversion of units to residential to support businesses.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Sale, 369m Nearest bus stop: 11m Nearest national rail station: Humphrey Park, 2975m				development of the site would have a negative impact. A balance could be reached to achieve sustainable economic growth with housing development.		
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							n/a
Provide high quality, attractive employment sites?							n/a
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 11m Nearest metrolink: Sale, 369m Nearest National Rail station: Humphrey Park, 2975m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 281m						
Allow for improved travel connectivity?	n/a						

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Springfield Primary School, 308m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 1001m		++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: LloydsPharmacy Inside Sainsbury's, 98m Dentist: Bupa Dental Care, Sale, 14m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 306m						
Provide opportunities to residents and others to walk,	Cycle paths: 281m						

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?		Bridleway: 1892m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 328m Site of nature conservation importance: 950Ha Distance to site of biological importance: 330m				Historic buildings on the site contribute towards a strong sense of local character in this area. Potential for infill development which would improve the street scene.	No mitigation measures required for infill development. Plans for the larger development of the site would need to give weight to the character and appearance of the existing buildings on the site.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 764m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 636m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 636m Distance to listed building: 74m Scheduled Monument: 7138m	-	-	-	The block contains some high quality late Victorian commercial development, in particular the property on the corner with School Road, which has sufficient architectural interest to be considered a non-designated heritage asset. It is not protected through designation but has a degree of protection through the NPPF. Its loss would be regrettable. To the north across School Road is an excellent example of a late Victorian public	A scheme to develop the site that retained the Victorian commercial properties within the block would be desirable in order to ensure no harm to the significance of the historic environment. A considered design approach that, through for example, materials, scale and form responded positively to these buildings and the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage	

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						house and to the west across Washway Road is a good quality 1920s commercial property. Both should be considered as non-designated heritage assets. Also on the west side of Washway Road is the grade II Tatton Cinema. The impact of development on these heritage assets is unknown.	significance of the site and its surroundings should be prepared to inform proposals.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.21ha, 21.32% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 1234m Gravel search area: 1368m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 950ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 330m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 4449m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1234m						
Be within or impact on a mineral area of search?	Gravel search area: 1368m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become	Apply other plan policy to ensure that harm is avoided/mitigated.	

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support a reduction in energy use and increased energy efficiency?	n/a				more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.		
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.00Ha (0.00%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile					As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 893m						
Town, District and Local Centres, and	Local centre: 507m Stretford TC: 3820m Altrincham: 9845m					This site will provide an additional 62 houses and 82 apartments by 2028 on a brownfield site.	
Green space?	Distance to nearest designated area of Open space and recreation: 0m					Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.	
Support improvements in the energy efficiency and resilience of the housing stock?	n/a					A mixed community will improve the deprivation level from the 5 th decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+		Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Limelight Health and Well-being Hub, 398m Nearest hospital: Trafford General Hospital 7602m	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 0m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 507m Stretford TC: 3820m Altrincham: 9845m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Trafford Bar, 1392m Nearest bus stop: 107m Nearest national rail station: Manchester United Football Ground, 2295m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 107m Nearest metrolink: Trafford Bar, 1392m	N	N	N	The site has limited access to public transport, but the existing transport network should be able to support the development and is within the vicinity of a local centre.	No mitigation or enhancement identified.

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Nearest National Rail station: Manchester United Football Ground, 2295m					
Walking and cycle routes?		Cycle route: 1897m					
Allow for improved travel connectivity?		n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?		Nearest Primary School: St Alphonsus RC Primary School, 526m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 2556m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The site is not anticipated to impact the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?		Pharmacy: Limelight Pharmacy, 398m					

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Dentist: Brooks Bar Dental, 240m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 1897m Bridleway: 6366m						
Objective7. Conserve and enhance landscape, townscape, and the character of the Borough							
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 1150m Site of nature conservation importance: 2290Ha Distance to site of biological importance: 2077m	+	++	++	Vacant site within an existing residential area with potential to enhance the landscape, townscape, and the character of this part of the Borough.	No mitigation measures required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 3080m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 824m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective8. Conserve and enhance the historic environment							

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 825m Distance to listed building: 51m Scheduled Monument: 13061m	U	U	U	To the east of the site are Loreto College's Chapel Building, St. Mary's Junior School, its playground wall, Moss Side People's Centre, boundary wall to St. Mary's Church and St. Mary's House – all listed at grade II, and the Church of St. Mary, which is listed at grade II*. Development within the site has the potential to harm or enhance the significance of these heritage assets. This will depend on the scale, location, design and concentration of the development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 3168m Gravel search area: 4420m					
Objective	11. Protect and improve the quality and availability of water resources						

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 2290ha Distance to Site Biological Importance: 2077m Distance to Site Special Scientific Interest: Rochdale Canal, 7459m	-	N	+	Whilst there is evidence of previous development the site is open and vegetated and likely to have some biodiversity value. Development could have a negative impact on this IA objective.	Whilst harm should be avoided, there is opportunity for a good level of biodiversity improvements with linkages to adjacent green spaces.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?		n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?							
Be within or impact on a mineral safeguarding area?							
		Glacial minerals safeguarding area - distance: 3168m					

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 4420m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.26Ha (9.28%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 407m						
Town, District and Local Centres, and	Local centre: 613m Stretford TC: 110m Altrincham: 6744m						
Green space?	Distance to nearest designated area of Open space and recreation: 177m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Delamere Medical Practice, 447m Nearest hospital: Trafford General Hospital 4791m	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 177m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 613m Stretford TC: 110m Altrincham: 6744m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 98m Nearest bus stop: 29m Nearest national rail station: Trafford Park, 1050m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							n/a
Provide high quality, attractive employment sites?							n/a
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective							5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development
Be easily accessible and well served by: Public transport,	Nearest bus stop: 29m Nearest metrolink: Stretford, 98m Nearest National Rail station: Trafford Park, 1050m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 0m						
Allow for improved travel connectivity?	n/a						

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Victoria Park Infant School, 422m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 527m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 241m Dentist: C Carre, 342m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 177m						
Provide opportunities to residents and others to walk,	Cycle paths: 0m Bridleway: 2657m						

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?							
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 11m Site of nature conservation importance: 622Ha Distance to site of biological importance: 9m	N	+	+	This site has potential to make improvements to the public realm and townscape, particularly along the waterfront. There are some heritage assets on the site which contribute towards the character of the area and may be desirable to retain and incorporate into future development proposals. The reuse and preservation of heritage assets would help to strengthen local character.	A review of heritage assets on the site should be undertaken with those of significance identified to be retained within future development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 295m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 615m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 615m Distance to listed building: 15m Scheduled Monument: 9803m	U	U	U	It is unclear if these units form part of the original buildings of the grade II Essoldo Cinema but in any case, do adjoin it and were built in a complimentary design that has a positive effect on its significance, despite some poor quality alterations (for example, upvc windows). Their current vacancy creates a negative character and appearance that is harmful to the Cinema's significance. Their conversion to residential would have the positive impact of removing	The units should be retained and converted. A Heritage Assessment should be prepared that examines their significance along with the significance of the Essoldo Cinema and its setting. Development proposals would respond positively to this significance in terms of scale, design and retention of important features.	

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						the vacancy but could have scope for harm through inappropriate alteration.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 1.00ha, 100.00% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 296m Gravel search area: 1486m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	The site is within a critical drainage area but the adjacent canal could provide drainage opportunities. However, the proximity to the canal could lead to water quality issues, particularly during construction.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 622ha Distance to Site Biological Importance: 9m Distance to Site Special Scientific Interest: Brookheys Covert, 6753m	N	N	N	Whilst there is no evidence of biodiversity on site, it is adjacent to the canal and the Bridgewater Canal which is of biodiversity importance.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 296m						
Be within or impact on a mineral area of search?	Gravel search area: 1486m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.00Ha (0.00%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 7th decile					As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m					This site will provide 85 apartments by 2028 on a brownfield site.	
Town, District and Local Centres, and	Local centre: 127m Stretford TC: 2436m Altrincham: 8955m					Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.	
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a					A mixed community will improve the deprivation level from the 7th decile but may not be as significant to lower deciles. New development on a brownfield site to an area at the 7th most deprived decile will contribute to reducing disparity and deprivation but may not be as significant to lower deciles. This will allow more people access to homes improving their quality of life and the external appearance of a well-cared for environment may encourage greater connections in the community.	
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+		Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 3 rd decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 3rd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: North Trafford Group Practice, 389m Nearest hospital: Trafford General Hospital 6067m	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 0m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 127m Stretford TC: 2436m Altrincham: 8955m	N	N	-	The site is close to a local centre and would protect and enhance the vitality and viability of the existing centre but there is little existing housing in the immediate vicinity and the site would not appear to be easily integrated within the existing community	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or							

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Trafford Bar, 170m Nearest bus stop: 2m Nearest national rail station: Manchester United Football Ground, 673m				and reduce the opportunity of the site being developed for economic development in the long term.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 2m Nearest metrolink: Trafford Bar, 170m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of	No mitigation or enhancement identified.

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 673m					a range of facilities and services to meet residents' needs.	
Walking and cycle routes?	Cycle route: 540m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Seymour Park Community Primary School, 541m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 964m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Elliotts Pharmacy, 242m Dentist: 151 Dental Ltd, 610m						

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 0m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 540m Bridleway: 4886m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 325m Site of nature conservation importance: 1064Ha Distance to site of biological importance: 690m	N	+	+	Boundary wall to the north east of the site appears to be of some heritage significance and thereby forms part of the local character and distinctiveness. Existing trees on the site contribute towards the green infrastructure network.	Retain high quality trees and the boundary wall to the north east of the site	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 2071m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 642m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 642m	N	N	N	The site has to the north, east and west a selection of good quality Victorian buildings, including the Bowling Club, that can be considered as non-designated heritage assets. In considering the distance and	No mitigation or enhancement identified.	

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: 261m Scheduled Monument: 12089m				relationship between the site and these buildings, it is unlikely that development here would bring harm to their significance. Given the site's current vacancy and poor condition, development could serve to enhance their settings.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.15ha, 15.46% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 2090m Gravel search area: 3800m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1064ha	N	N	N	Whilst the site is not near a designated wildlife site there is a small tree collection to the north east of the site and hedging/vegetation with some isolated trees around the perimeter. These features should be retained, where possible.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for biodiversity provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 690m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Rochdale Canal, 8927m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 2090m						
Be within or impact on a mineral area of search?	Gravel search area: 3800m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become	Apply other plan policy to ensure that harm is avoided/mitigated.	

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support a reduction in energy use and increased energy efficiency?		n/a				more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?		Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.01Ha (2.74%) 1 in 100: 0.00Ha (0.21%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 50 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 49m						
Town, District and Local Centres, and	Local centre: 534m Stretford TC: 0m Altrincham: 6449m						
Green space?	Distance to nearest designated area of Open space and recreation: 62m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 5 th decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Delamere Medical Practice, 436m Nearest hospital: Trafford General Hospital 4628m		+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 62m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 534m Stretford TC: 0m Altrincham: 6449m	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1978: STRETFORD MALL, CHESTER ROAD		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 3.73Ha, Developable = 3.73Ha							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 276m Nearest bus stop: 4m Nearest national rail station: Trafford Park, 965m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?	n/a						
Support education and training to provide a suitable labour force for future growth?	n/a						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 4m Nearest metrolink: Stretford, 276m Nearest National Rail station: Trafford Park, 965m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 75m						
Allow for improved travel connectivity?	n/a						

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Victoria Park Infant School, 373m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 676m	-	-	-	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes but it could have a detrimental impact on the vitality and viability of the area if developed in its entirety for residential would reduce access to a range of facilities and services to the community.		A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 0m Dentist: C Carre, 0m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 62m						
Provide opportunities to residents and others to walk,	Cycle paths: 75m Bridleway: 2225m						

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?							
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 148m Site of nature conservation importance: 793Ha Distance to site of biological importance: 149m	+	++	++	A very large and prominent site with a mixture of existing uses, however there is potential for enhanced development to make improvements to the public realm and townscape with buildings fronting out onto streets. The site includes existing trees and heritage assets to the southern boundary which contribute towards the character of the area.	A review of heritage assets on the site should be undertaken with those of significance identified to be retained within future development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 252m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 784m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 784m Distance to listed building: 27m Scheduled Monument: 9484m	U	U	U	Within the site area is a good quality interwar Post Office building – a rare survivor of the mass mid-20th century redevelopment of the area. It can currently be appreciated due to the area of public open space to its east. To the south of the site are St. Matthew's Church and former Cross Base in its churchyard that are both listed at grade II. In considering the nature of the existing development at the site and its relationship to the Church, it is unlikely	The Post Office is a non-designated heritage asset that should be retained to avoid harm to the significance of the historic environment. The existing open space allows for an appreciation of the building and this should also be retained.	

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						that the significance of the Church and Cross Base would be harmed though development at the site.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.11ha, 10.89% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 247m Gravel search area: 1078m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 793ha		N	N	There are some street trees and landscaping on the north east and western perimeters and mature trees to the south part of St Mathews Parish Church. These features should be protected as a valuable biodiversity asset in an urban area.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 149m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 6349m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a		-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 247m						
Be within or impact on a mineral area of search?	Gravel search area: 1078m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a		-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a low risk of surface water flooding from all levels of storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.27Ha (7.16%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.05Ha (1.29%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.01Ha (0.35%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1980: ESSOLDO CINEMA, EDGE LANE		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.59Ha, Developable = 0.59Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 5 houses by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 354m						
Town, District and Local Centres, and	Local centre: 547m Stretford TC: 59m Altrincham: 6735m						
Green space?	Distance to nearest designated area of Open space and recreation: 110m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+		Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Delamere Medical Practice, 379m Nearest hospital: Trafford General Hospital 4837m				This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 110m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 547m Stretford TC: 59m Altrincham: 6735m				New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 61m Nearest bus stop: 29m Nearest national rail station: Trafford Park, 983m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 29m Nearest metrolink: Stretford, 61m Nearest National Rail station: Trafford Park, 983m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 0m						
Allow for improved travel connectivity?	n/a						

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Victoria Park Infant School, 355m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 512m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 192m Dentist: C Carre, 296m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 110m						
Provide opportunities to residents and others to walk,	Cycle paths: 0m Bridleway: 2611m						

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?							
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 592Ha Distance to site of biological importance: 0m	+	+	++	The site includes a listed building which adds to the character and the aesthetic quality of the built environment. Its sensitive reuse would help to strengthen local character and distinctiveness. There are opportunities to improve the public realm, particularly along the waterway.	No mitigation required as long as development is undertaken in accordance with national planning policy and good practice guidance for listed buildings.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 295m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 585m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 585m Distance to listed building: On site Scheduled Monument: 9787m	U	U	U	The Essoldo Cinema is listed at grade II. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, there is a presumption in favour of retaining this building as part of any residential development. The grade II listed Civic Theatre lies across Chester Road from the site. Development at the site has the potential to enhance or harm the heritage assets.	Development proposals must be informed by a full Heritage Assessment that examines the significance of the Essoldo Cinema and the Civic Theatre, and their settings. The scale, materials and design of new build elements must respond positively to the identified significance, as must any alteration work to the Cinema.	

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.67ha, 67.49% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 296m Gravel search area: 1449m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	The site is within a critical drainage area but the adjacent canal could provide drainage opportunities. However, the proximity to the canal could lead to water quality issues, particularly during construction.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 592ha Distance to Site Biological Importance: 0m Distance to Site Special Scientific Interest: Brookheys Covert, 6719m	N	N	N	Whilst there is no evidence of biodiversity on site, it is adjacent to the canal and the Bridgewater Canal which is of biodiversity importance.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 296m						
Be within or impact on a mineral area of search?	Gravel search area: 1449m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.04Ha (7.18%) 1 in 100: 0.01Ha (2.05%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a low risk of surface water flooding from all levels of storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 80 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 296m						
Town, District and Local Centres, and	Local centre: 606m Stretford TC: 28m Altrincham: 6571m						
Green space?	Distance to nearest designated area of Open space and recreation: 207m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Delamere Medical Practice, 466m Nearest hospital: Trafford General Hospital 4769m				This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 207m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 606m Stretford TC: 28m Altrincham: 6571m				New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Stretford, 119m Nearest bus stop: 1m Nearest national rail station: Trafford Park, 1048m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							n/a
Provide high quality, attractive employment sites?							n/a
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 1m Nearest metrolink: Stretford, 119m Nearest National Rail station: Trafford Park, 1048m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 0m						
Allow for improved travel connectivity?	n/a						

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Victoria Park Infant School, 423m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 518m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of infrastructure.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 129m Dentist: C Carre, 193m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 207m						
Provide opportunities to residents and others to walk,	Cycle paths: 0m Bridleway: 2485m						

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?							
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 624Ha Distance to site of biological importance: 0m	+	+	++	A very large and prominent site which has potential to make improvements to the public realm and townscape, particularly along the waterfront. The development of the site may result in the loss of some well-established trees without mitigation.	High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 168m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 616m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 616m Distance to listed building: 56m Scheduled Monument: 9628m	U	U	U	The site itself does not contain any heritage assets. To the north of the site is the grade II listed Essoldo Cinema. Although separated by a wide, busy road, development within the site could have the potential to harm or enhance the significance of the heritage asset.	Development proposals must be informed by a comprehensive Heritage Assessment that fully explore the significance of the Essoldo Cinema and its setting and how the development would positively respond to that significance.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.38ha, 37.99% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 167m Gravel search area: 1301m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	N	N	The site is within a critical drainage area but the adjacent canal could provide drainage opportunities. However, the proximity to the canal could lead to water quality issues, particularly during construction.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 624ha	N	N	N	Whilst there is no evidence of biodiversity on site, it is adjacent to the canal and the Bridgewater Canal which is of biodiversity importance.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.
Avoid fragmentation of habitats?							

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Biological Importance: 0m Distance to Site Special Scientific Interest: Brookheys Covert, 6568m					
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 167m						
Be within or impact on a mineral area of search?	Gravel search area: 1301m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a low risk of surface water flooding from a	NPPF requires development not to increase flooding risk elsewhere. This can	

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or at risk from Surface Water Flooding)?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.06Ha (5.12%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)				major 1 in 1000-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 184 apartments and 18 houses by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 3rd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 56m						
Town, District and Local Centres, and	Local centre: 589m Sale TC: 0m Altrincham: 3956m						
Green space?	Distance to nearest designated area of Open space and recreation: 165m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 5 th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 281m Nearest hospital: Trafford General Hospital 4300m	+	+	+	This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 165m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 589m Sale TC: 0m Altrincham: 3956m	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.	
Support appropriate retail, leisure, cultural and/or							

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Sale, 106m Nearest bus stop: 0m Nearest national rail station: Humphrey Park, 3054m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 0m Nearest metrolink: Sale, 106m Nearest National Rail station: Humphrey Park, 3054m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of	No mitigation or enhancement identified.

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 47m				a range of facilities and services to meet residents' needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Springfield Primary School, 46m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 735m				The site would provide new homes in a highly accessible location, supporting the accessibility of residents to community facilities and services but this could be at the expense of existing facilities and services.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 0m Dentist: Claremont Dental Practice, 85m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 165m						

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 47m Bridleway: 2040m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 67m Site of nature conservation importance: 874Ha Distance to site of biological importance: 68m	+	++	++	Opportunities for the regeneration of the site which could provide improvements to the public realm and townscape, particularly along the key road frontages.	No mitigation required.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 833m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 541m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 541m Distance to listed building: 55m Scheduled Monument: 7036m	N	N	N	Surrounding the site are a number of heritage assets, including the grade II listed former Lloyd's Bank to the north and Church of St. Paul to the south, and the non-designated Springfield Primary School to the east and many of the later	No mitigation or enhancement identified.

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						Victorian/early Edwardian commercial buildings on School Road to the north. In considering the separation between the site and these heritage assets, the relationship between them and the nature of the existing development, it is unlikely that the significance of these heritage assets would be harmed though development at the site.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 1055m Gravel search area: 1452m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	The site is within a critical drainage area but the adjacent canal could provide drainage opportunities. However, the proximity to the	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any	

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA				canal could lead to water quality issues, particularly during construction.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 874ha Distance to Site Biological Importance: 68m Distance to Site Special Scientific Interest: Brookheys Covert, 4458m	N	N	N	This large brownfield site does not have any obvious evidence of biodiversity so the impact on this IA objective is limited. There would be opportunities to enhance provision in the area.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1055m						
Be within or impact on a mineral area of search?	Gravel search area: 1452m						
Objective	14. Reduce per capita greenhouse gas emissions						

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a low risk of surface water flooding from a major 1 in 1000-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.33Ha (10.97%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.01Ha (0.23%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
(e.g. temperature extremes, high winds)?						

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 15 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 1st decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 1st decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 135m						
Town, District and Local Centres, and	Local centre: 813m Urmston TC: 0m Altrincham: 6319m						
Green space?	Distance to nearest designated area of Open space and recreation: 80m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 6 th decile.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 6th decile						
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: GLOUCESTER HOUSE MEDICAL CENTRE, 15m Nearest hospital: Trafford Health Centre, 1373m	+	+	+	This relatively small site within Urmston Town Centre has the potential to provide good quality housing in an accessible location that would foster a healthy lifestyle with regular walking and cycling as part of daily activities. Meanwhile the site is suitably accessible to health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 80m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 813m Urmston TC: 0m Altrincham: 6319m	+	++	++	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a	No mitigation or enhancement identified.	

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. The conversion of this site for residential could significantly improve the vitality and viability of the existing centre and create a more attractive environment to support economic development in the area.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Stretford, 3172m Nearest bus stop: 10m Nearest national rail station: Urmston, 73m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 10m Nearest metrolink: Stretford, 3172m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Urmston, 73m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 520m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: English Martyrs' RC Primary School, 402m Nearest Secondary School (nearest boys and girls if required): Urmston Grammar Academy, Mixed, 624m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of infrastructure is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Well Urmston - Station Bridge, 37m Dentist: The Urmston Dental Centre, 143m						

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 80m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 520m Bridleway: 1110m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 1090m Site of nature conservation importance: 1426Ha Distance to site of biological importance: 584m	+	++	++	Opportunities for the regeneration of this site which could provide improvements to the public realm and townscape, particularly along the key road frontages.	No mitigation required but important for development to consider the surrounding context.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 381m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 1557m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 1558m	N	N	N	The Gloucester House Medical Centre sits just beyond the site's south west boundary. It is a late Victorian villa with a high amount of architectural interest. In considering its relationship with the site, it is unlikely that	No mitigation or enhancement identified.

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: 247m Scheduled Monument: 8795m				development at the site would cause harm to its significance.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 403m Gravel search area: 1169m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1426ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 584m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 4788m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 403m						
Be within or impact on a mineral area of search?	Gravel search area: 1169m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 1st decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 1st decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 144m						
Town, District and Local Centres, and	Local centre: 730m Urmston TC: 0m Altrincham: 6354m						
Green space?	Distance to nearest designated area of Open space and recreation: 61m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 6th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: GLOUCESTER HOUSE MEDICAL CENTRE, 34m Nearest hospital: Trafford Health Centre, 1286m	+	+	+	This relatively small site within Urmston Town Centre has the potential to provide good quality housing in an accessible location that would foster a healthy lifestyle with regular walking and cycling as part of daily activities. Meanwhile the site is suitably accessible to health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 61m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 730m Urmston TC: 0m Altrincham: 6354m	-	-	-	This row of shops with car park to the rear provides an element of the economic development for the area and the replacement with residential, albeit	The development of a mixed use scheme to retain an element of public car parking to the rear of the site with retail units incorporated on the ground floor and

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?		Nearest metrolink: Stretford, 3270m Nearest bus stop: 41m Nearest national rail station: Urmston, 9m				supporting the remaining businesses in the town centre would not support retail and town centre employment opportunities.	residential above would bring about multiple benefits.
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 41m Nearest metrolink: Stretford,	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.	

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	3270m Nearest National Rail station: Urmston, 9m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 601m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: English Martyrs' RC Primary School, 314m Nearest Secondary School (nearest boys and girls if required): Urmston Grammar Academy, Mixed, 537m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Well Urmston - Station Bridge, 0m						

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?		Dentist: The Urmston Dental Centre, 203m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 61m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 601m Bridleway: 1185m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?		Area of linear open space: 0Ha Distance to linear open space: 1102m Site of nature conservation importance: 1337Ha Distance to site of biological importance: 633m				A prominent site which has potential to make improvements to the public realm and townscape. There are heritage assets on the site which contribute towards the character of the area and are likely to be desirable to retain and incorporate into future development proposals. The reuse and preservation of heritage assets would help to strengthen local character	A review of heritage assets on the site should be undertaken with those of significance identified to be retained within future development proposals. With this mitigation, development proposals would have a positive impact.
Protect landscape character and improve the quality of open spaces and the public realm?		Distance to area of landscape protection: 444m					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 1616m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1617m Distance to listed building: 285m Scheduled Monument: 8793m	N	N	N	The buildings on the site are of low quality that do not reflect the surrounding development, including the Victorian railway station immediately to the north. It is unlikely that loss of these buildings and the site's redevelopment would give rise to harm to the historic environment and may even bring enhancement.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 445m Gravel search area: 1232m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage	Any level of development will impact on water resources, the impact will need to	

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
are available to maintain a healthy environment?		Check SFRA				could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1337ha Distance to Site Biological Importance: 633m Distance to Site Special Scientific Interest: Brookheys Covert, 4754m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 445m						

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 1232m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.03Ha (5.82%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 50m						
Town, District and Local Centres, and	Local centre: 1004m Hale DC: 1953m Altrincham: 682m						
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.54Ha, Developable = 0.54Ha							
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 8th decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Family Surgery, 309m Nearest hospital: Altrincham General Hospital, 1122m	+	+	+	This site adjacent to the A56 north of Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 0m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 1004m Hale DC: 1953m Altrincham: 682m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in							

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
locations that are easily accessible by sustainable transport?	Nearest metrolink: Navigation Road, 493m Nearest bus stop: 16m						
Support economic development in locations that are well-connected and well-served by infrastructure?	Nearest national rail station: Hale, 2031m						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 16m Nearest metrolink: Navigation Road, 493m Nearest National Rail station: Hale, 2031m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 119m						
Allow for improved travel connectivity?	n/a						

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Navigation Primary School, 167m Nearest Secondary School (nearest boys and girls if required): North Cestrian School, Mixed, 973m		+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Broadheath Pharmacy, 178m Dentist: Altrincham Dental Practice, 82m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						
Provide opportunities to residents and others to walk,	Cycle paths: 119m						

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?		Bridleway: 4587m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 116m Site of nature conservation importance: 98Ha Distance to site of biological importance: 93m	+	+	+	Opportunities for the regeneration of this site which could provide improvements to the public realm and townscape, particularly along the key road frontages.	No mitigation required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 875m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 213m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 213m Distance to listed building: 152m Scheduled Monument: 3526m	N	N	N	There are some good quality Victorian and early 20 th century buildings on Manchester Road. Given their low level of significance and the buildings currently on the site, it is unlikely that development here would have the potential to cause harm to the historic environment.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.10ha, 10.09% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 984m Gravel search area: 4066m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	N	N	N	The site is within a critical drainage area but it is close to the Bridgewater canal. Whilst rainwater drainage could be aided by this there is a potential of risk to the water quality.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 98ha Distance to Site Biological Importance: 93m			+	Whilst the site is an existing opportunity business with low evidence of biodiversity it is close to the Bridgewater Canal so there is	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Dunham Park, 2623m					potential to cause damage, particularly during construction.	
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 984m						
Be within or impact on a mineral area of search?	Gravel search area: 4066m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has limited risk of surface water flooding from 1	NPPF requires development not to increase flooding risk elsewhere. This can	

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or at risk from Surface Water Flooding)?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.03Ha (5.18%) 1 in 100: 0.02Ha (2.88%) 1 in 30: 0.00Ha (0.00%)				in 1000 and 1 in 100-year storm events. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 967m Hale DC: 2077m Altrincham: 815m						
Green space?	Distance to nearest designated area of Open space and recreation: 66m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
					This site will provide 30 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 3rd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.		
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 8th decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Family Surgery, 456m Nearest hospital: Altrincham General Hospital, 1210m				This site located just off the A56 north of Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 66m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 967m Hale DC: 2077m Altrincham: 815m				New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in							

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
locations that are easily accessible by sustainable transport?	Nearest metrolink: Navigation Road, 638m Nearest bus stop: 69m						
Support economic development in locations that are well-connected and well-served by infrastructure?	Nearest national rail station: Hale, 2153m						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 69m Nearest metrolink: Navigation Road, 638m Nearest National Rail station: Hale, 2153m		+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.
Walking and cycle routes?	Cycle route: 31m						
Allow for improved travel connectivity?	n/a						

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Navigation Primary School, 322m Nearest Secondary School (nearest boys and girls if required): North Cestrian School, Mixed, 1030m		+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Broadheath Pharmacy, 289m Dentist: Altrincham Dental Practice, 165m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 66m						
Provide opportunities to residents and others to walk,	Cycle paths: 31m						

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?		Bridleway: 4527m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 11m Site of nature conservation importance: 0Ha Distance to site of biological importance: 0m	N	N	N	The existing building sits comfortably on the site, however there may be opportunities for improvements with future development.	No mitigation required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1033m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 137m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 137m Distance to listed building: 22m Scheduled Monument: 3533m	U	U	U	The site lies adjacent to the east of the grade II listed Former Canal Warehouse. The site's existing building is a large scale late twentieth century office building that doesn't contribute positively to the setting of the listed building but does stand back some way from it to allow for its visual appreciation.	Development proposals for this site must be informed by a comprehensive Heritage Assessment that fully explores the listed warehouse and its setting's significance and how the development would positively respond to that significance.	

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						Development at the site has the potential to harm or enhance the listed building's setting but at this stage this is unknown.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.15ha, 14.55% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 1154m Gravel search area: 4002m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area but it is adjacent to the Bridgewater canal. Whilst rainwater drainage could be aided by this there is a potential of risk to the water quality.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 0ha Distance to Site Biological Importance: 0m Distance to Site Special Scientific Interest: Brookheys Covert, 2566m				Whilst the site is an existing opportunity business with low evidence of biodiversity it is adjacent to the Bridgewater Canal so there is potential to cause damage, particularly during construction.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1154m						
Be within or impact on a mineral area of search?	Gravel search area: 4002m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 2084: MANSION HOUSE, MANCHESTER ROAD Site Area: Total = 0.43Ha, Developable = 0.43Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.09%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.04%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 18 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 3rd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 3rd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 221m						
Town, District and Local Centres, and	Local centre: 916m Sale TC: 17m Altrincham: 4358m						
Green space?	Distance to nearest designated area of Open space and recreation: 60m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 5th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 5th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 661m Nearest hospital: Trafford General Hospital 4300m	+	+	+	This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 60m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 916m Sale TC: 17m Altrincham: 4358m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or							

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Sale, 261m Nearest bus stop: 48m Nearest national rail station: Humphrey Park, 2848m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 48m Nearest metrolink: Sale, 261m Nearest National Rail station: Humphrey Park, 2848m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of	No mitigation or enhancement identified.

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 26m				a range of facilities and services to meet residents' needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Springfield Primary School, 269m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 989m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: LloydsPharmacy Inside Sainsbury's, 172m Dentist: Claremont Dental Practice, 99m						

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 60m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 26m Bridleway: 1988m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 158m Site of nature conservation importance: 653Ha Distance to site of biological importance: 158m	-	N	N	The site includes an attractive Georgian building which contributes towards the character of area.	An assessment of the significance of the heritage asset on the site should be undertaken. Assets of significance should be retained within future development proposals. A design code or brief is recommended for the site to ensure its redevelopment considers the potential reuse of heritage assets on the site and to ensure that development appropriately responds to the site and wider context. High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 618m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 942m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character,	In a conservation area: No Distance to a conservation area: 942m	-	-	-	The site contains a good quality early 20 th century school building. Although not protected through designation, it has a degree of protection through the NPPF as a	A scheme to develop the site that retained the former school would be desirable in order to ensure no harm to the significance of the historic environment. A	

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to listed building: 151m Scheduled Monument: 7438m				non-designated heritage asset. The property has architectural and historic significance and Its loss would be regrettable. There are no other known heritage assets within the vicinity that would be affected by development at this site.	considered design approach that, through for example, materials, scale and form responded positively to the building is recommended.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 914m Gravel search area: 1258m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA				risk to the quality of watercourses or water bodies.	mitigation applied across the Local Plan area.	
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 653ha Distance to Site Biological Importance: 158m Distance to Site Special Scientific Interest: Brookheys Covert, 4791m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 914m						
Be within or impact on a mineral area of search?	Gravel search area: 1258m						
Objective	14. Reduce per capita greenhouse gas emissions						

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.06%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
(e.g. temperature extremes, high winds)?						

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 576m						
Town, District and Local Centres, and	Local centre: 1049m Sale TC: 226m Altrincham: 4604m						
Green space?	Distance to nearest designated area of Open space and recreation: 25m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 8th decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 1000m Nearest hospital: Trafford General Hospital 4450m	+	+	+	This site is located to the north of Sale town centre providing opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 25m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 1049m Sale TC: 226m Altrincham: 4604m	N	N	+	The location alongside other industrial uses would potentially be negatively impacted with the site developed for residential but new housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Dane Road, 231m Nearest bus stop: 188m Nearest national rail station: Humphrey Park, 2704m					example, providing employees and a community to spend in local retail, services and facilities. It is on the long term impact of the site that it could support the objective for economic development.	
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 188m Nearest metrolink: Dane Road, 231m Nearest National Rail station: Humphrey Park, 2704m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 16m						
Allow for improved travel connectivity?	n/a						

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Springfield Primary School, 509m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 1037m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.		No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Lloyds Pharmacy Inside Sainsbury's, 527m Dentist: OASIS DENTAL CARE LTD, 310m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 25m						
Provide opportunities to residents and others to walk,	Cycle paths: 16m						

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
cycle, horse ride and use public transport to meet their needs?		Bridleway: 2186m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 13m Site of nature conservation importance: 263Ha Distance to site of biological importance: 0m	+	++	++	This site has potential to make improvements to the public realm and townscape, particularly along the waterfront.	High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 194m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1257m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1257m Distance to listed building: 363m Scheduled Monument: 7724m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha		+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 508m Gravel search area: 1216m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area but it is adjacent to the Bridgewater canal. Whilst rainwater drainage could be aided by this there is a potential of risk to the water quality.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 263ha		-	-	+	Whilst the site is an existing opportunity business with low evidence of biodiversity it is adjacent to the Bridgewater Canal so	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Biological Importance: 0m	Distance to Site Special Scientific Interest: Brookheys Covert, 5147m				there is potential to cause damage, particularly during construction.	
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 508m						
Be within or impact on a mineral area of search?	Gravel search area: 1216m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 0.00ha (0.00%)	N	N	N	The site lies within flood zone 1 and has limited risk of surface water flooding from a	NPPF requires development not to increase flooding risk elsewhere. This can	

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or at risk from Surface Water Flooding)?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.02Ha (2.72%) 1 in 100: 0.00Ha (0.07%) 1 in 30: 0.00Ha (0.00%)				1 in 1000 and 1 in 100-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	be done through effective drainage design.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 11 houses by 2028 on a mix of green and brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 9th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 9th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 1678m						
Town, District and Local Centres, and	Local centre: 968m Urmston TC: 6485m Altrincham: 6097m						
Green space?	Distance to nearest designated area of Open space and recreation: 235m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1 st decile.	provide a policy base to achieve a mix across Trafford.	
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Partington Central Surgery, 903m Nearest hospital: St Annes Hospital, 5896m	N	N	N	This site is located to the south of Partington and whilst the settlement provides a range of facilities and services the overall location does not maximise opportunities for daily walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. Meanwhile access to countryside would facilities recreational exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 235m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 968m Urmston TC: 6485m Altrincham: 6097m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Navigation Road, 6387m Nearest bus stop: 7m Nearest national rail station: Irlam, 2490m	Support economic development in locations that are well-connected and well-served by infrastructure?					
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 7m Nearest metrolink: Navigation Road, 6387m Nearest National Rail station: Irlam, 2490m		N	N	The site is not within easy access of rail or Metrolink link services and is therefore dependent upon bus services. There are also no cycle routes that allow easy connectivity to transport hubs, but could be improved with mitigation.	Additional investment in bus services and frequency of services, with improved connectivity to walking and cycle routes would support the growth and development of the site.	
Walking and cycle routes?	Cycle route: 2220m						

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Forest Gate Academy, 572m Nearest Secondary School (nearest boys and girls if required): Broad oak School, Mixed, 434m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Daveys Chemist, 684m Dentist: Partington Dental Practice, 948m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 235m						

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 2220m Bridleway: 6791m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 13m Site of nature conservation importance: 320Ha Distance to site of biological importance: 307m				The site is an area of open space which enhances the quality of the public realm. Existing trees and pedestrian links also cross the site.	New development should aim to retain some open space and incorporate existing high value trees.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 80m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1393m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1393m Distance to listed building: 434m Scheduled Monument: 5842m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Mix site Housing reclamation site: 0Ha	-	-	-	The development of this site which is currently local amenity green space and classed as Grade 3 agricultural land would have a negative effect on the objective to protect soil resources and would not encourage the redevelopment of derelict land, properties or buildings.	No mitigation or enhancement identified.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 497m Gravel search area: 6390m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 320ha Distance to Site Biological Importance: 307m Distance to Site Special Scientific Interest: Rixton Clay Pits, 2307m	-	-	N	Whilst it is not protected for its biodiversity value, development of an open space will have a negative impact on biodiversity.	Fully assess the impact from the site and ensure all harm is avoided or mitigated.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 497m						
Be within or impact on a mineral area of search?	Gravel search area: 6390m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 2096: LAND AT OAK ROAD, PARTINGTON Site Area: Total = 0.29Ha, Developable = 0.29Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.01Ha (3.06%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has limited risk of surface water flooding during a major 1 in 1000-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 10 houses by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 4th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 504m						
Town, District and Local Centres, and	Local centre: 206m Stretford TC: 906m Altrincham: 7305m						
Green space?	Distance to nearest designated area of Open space and recreation: 26m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 4th decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 4th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Delamere Medical Practice, 621m Nearest hospital: Trafford General Hospital 3500m	N	N	N	The site is located in a sustainable location with good access to national rail connections and adjacent to Trafford Park for employment opportunities. These should facilitate opportunities for regular walking and cycling. The overall proximity of the site to the national rail line may cause issues for the health and wellbeing of residents unless impacts arising from noise are appropriately mitigated.	Ensure appropriate facilities to support walking and cycling are provided as part of the development and suitable mitigation is provided for any noise impacts.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 26m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 206m Stretford TC: 906m Altrincham: 7305m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Stretford, 1085m Nearest bus stop: 13m Nearest national rail station: Trafford Park, 106m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 13m Nearest metrolink: Stretford, 1085m Nearest National Rail station: Trafford Park, 106m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of		The site is a long thin development and it would be important that pedestrian access could be achieved onto Thirlmere Avenue to assist in the accessibility of Trafford Park Station.

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 256m				facilities and services to meet residents’ needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents’ needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Moss Park Infant School, 608m Nearest Secondary School (nearest boys and girls if required): Lostock High School, Mixed, 902m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: LloydsPharmacy, 525m Dentist: Redbridge associates Limited - Stretford, 359m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 26m						

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 256m Bridleway: 2457m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 1422Ha Distance to site of biological importance: 248m	+	+	+		Opportunity for development to improve the public realm along Park Road.	No mitigation required.
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 1085m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1421m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 1422m Distance to listed building: 291m	N	N	N		There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Scheduled Monument: 10211m					
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.15ha, 15.05% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 1086m Gravel search area: 1728m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1422ha Distance to Site Biological Importance: 248m Distance to Site Special Scientific Interest: Brookheys Covert, 6762m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 1086m						
Be within or impact on a mineral area of search?	Gravel search area: 1728m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETTFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.12ha (26.40%) Within Flood zone 3: 0.05ha (9.88%) Surface Water: 1 in 1,000: 0.33Ha (71.10%) 1 in 100: 0.33Ha (71.10%) 1 in 30: 0.00Ha (0.10%)		--	--	--	Just over a quarter of the site is within flood zone 2 and a small part within flood 3. Over 70% of the site is also susceptible to surface water flooding. A sequentially preferable site should be found.	If this site is preferred for other reasons, then the Exception Test will be required.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 60 houses by 2023 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 2043m Hale DC: 916m Altrincham: 0m						
Green space?	Distance to nearest designated area of Open space and recreation: 224m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+		An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 9 th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 9th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Dr Bn Macdonald & Partners, 246m Nearest hospital: Altrincham General Hospital, 289m	+	+	+	This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 224m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 2043m Hale DC: 916m Altrincham: 0m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Altrincham, 62m Nearest bus stop: 115m Nearest national rail station: Hale, 996m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 115m Nearest metrolink: Altrincham, 62m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Hale, 996m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 1194m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Altrincham CofE (Aided) Primary School, 420m Nearest Secondary School (nearest boys and girls if required): North Cestrian School, Mixed, 474m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 85m Dentist: Lotus Orthodontic Practice, 188m						

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 224m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1194m Bridleway: 5644m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 690m Site of nature conservation importance: 1081Ha Distance to site of biological importance: 508m	N	+	+	The site presents opportunities to make improvements to the public realm and townscape, particularly along the key road frontages.	No mitigation required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 498m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Adjacent to Stamford New Road Distance to a conservation area: 0m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: Adjacent to Stamford New Road Distance to a conservation area: 0m Distance to listed building: 10m Scheduled Monument: 2876m	U	U	U	The site lies immediately adjacent to the Stamford New Road conservation area. The building does not match the quality of the surrounding development and is harmful to its setting. There are also several listed buildings in the immediate vicinity, including the Clock Tower, Station Hotel and Stamford House (all grade II). Given the low quality of the existing building, redevelopment offers the opportunity for improvement. This, however, is unclear at this stage.	A considered design approach that through for example, materials, scale and form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 776m Gravel search area: 5131m						
Objective	11. Protect and improve the quality and availability of water resources						

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	Check SFRA	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1081ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 508m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Dunham Park, 2365m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 776m						

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 5131m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding from a 10in 1000 year and 1 in 100-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (3.02%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (3.02%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 6 apartments by 2023 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 4th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 299m						
Town, District and Local Centres, and	Local centre: 1289m Hale DC: 1766m Altrincham: 497m						
Green space?	Distance to nearest designated area of Open space and recreation: 233m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	IMD Overall ranking (1 most deprived to 10 Least Deprived): 9th decile	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Family Surgery, 401m Nearest hospital: Altrincham General Hospital, 918m	+	+	+	This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 233m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 1289m Hale DC: 1766m Altrincham: 497m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Navigation Road, 566m Nearest bus stop: 77m Nearest national rail station: Hale, 1841m					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 77m Nearest metrolink: Navigation Road, 566m Nearest National Rail station: Hale, 1841m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: 379m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Navigation Primary School, 281m Nearest Secondary School (nearest boys and girls if	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not	No mitigation or enhancement identified.	

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	required): North Cestrian School, Mixed, 769m				expected to impact the capacity of infrastructure.		
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Broadheath Pharmacy, 13m Dentist: Gray's Dental Care, 13m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 233m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 379m Bridleway: 4874m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 359m Site of nature conservation importance: 346Ha Distance to site of biological importance: 339m	N	N	N	The sensitive change of use and conversion of existing building would not adversely impact landscape, townscape, and the character of the Borough.	No mitigation required.	
Protect landscape character and improve the quality of	Distance to area of landscape protection: 805m						

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
open spaces and the public realm?						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 137m					
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment					
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 138m Distance to listed building: 153m Scheduled Monument: 3344m	U	U	U	The Bollin Hotel is a late Victorian home. Although it has seen some insensitive change such as a rendered front elevation, it still retains grand proportions, evidence of its polychromatic brickwork on the north elevation and it forms a good pair with its adjoining building and overall set with the two matching properties to the north. It could be described as a non-designated heritage asset of low value. It is unknown at this stage how the site could be redeveloped for residential use. Loss of the property would be regrettable.	The property would lend itself well to a conversion to housing, restoring its original use.
Objective	9. Improve air quality					
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 946m Gravel search area: 4351m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 346ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated.	

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid fragmentation of habitats?		Distance to Site Biological Importance: 339m Distance to Site Special Scientific Interest: Dunham Park, 2497m					Opportunity for small scale green space provision within the site.
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 946m						
Be within or impact on a mineral area of search?	Gravel search area: 4351m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Promote low and zero carbon technologies and renewable sources?		n/a				movement of residents. The negative effect would be national in its scale and long lasting.	
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding from a major storm event (1 in 1000-year event). All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%) 1 in 100: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 106 apartments by 2023 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 265m Stretford TC: 3103m Altrincham: 9531m						
Green space?	Distance to nearest designated area of Open space and recreation: 130m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+		An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 2 nd decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 2nd decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Limelight Health and Well-being Hub, 598m Nearest hospital: Trafford General Hospital 6590m	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 130m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 265m Stretford TC: 3103m Altrincham: 9531m	N	N	N	The area is still predominantly an area of employment and the development of this site for residential would reduce the sites contribution towards supporting sustainable economic growth, but it would also deliver wider benefits. New housing developments	A mixed use of office accommodation and residential development would allow the site to enhance the vitality and viability of existing area whilst also supporting sustainable economic development
Support appropriate retail, leisure, cultural and/or							

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Trafford Bar, 446m Nearest bus stop: 6m Nearest national rail station: Manchester United Football Ground, 1311m				facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 6m Nearest metrolink: Trafford Bar, 446m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of		No mitigation or enhancement identified.

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 1311m				facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 1178m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Old Trafford Community Academy, 387m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 1666m	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Elliotts Pharmacy, 546m Dentist: 151 Dental Ltd, 629m						

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 130m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1178m Bridleway: 5580m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 306m Site of nature conservation importance: 1657Ha Distance to site of biological importance: 1060m	++	++	++	The site presents opportunities to make improvements to the public realm and townscape of the local area.	No mitigation required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 2633m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 10m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character.	In a conservation area: No	U	U	U	The site sits to the immediate south of the Empress conservation area. The site is a	A considered design approach that through for example, materials, scale and	

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to a conservation area: 10m Distance to listed building: 251m Scheduled Monument: 12691m				vacant petrol station and currently has a negative impact upon the setting of the conservation area. The conservation area has been on Historic England’s Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state. Given the low quality of the site as existing, redevelopment offers the opportunity for enhancement of the conservation area’s setting. This, however, is unclear at this stage.	form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site			N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 2670m Gravel search area: 4263m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than	n/a				The site is within a critical drainage area and not near a watercourse so drainage	Any level of development will impact on water resources, the impact will need to	

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
are available to maintain a healthy environment?		Check SFRA				could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1657ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 1060m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Rochdale Canal, 8273m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 2670m						
Be within or impact on a mineral area of search?	Gravel search area: 4263m						

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has no risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTER ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Borough, besides climate change (e.g. temperature extremes, high winds)?						

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 80 apartments by 2023 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5 th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 169m						
Town, District and Local Centres, and	Local centre: 1516m Hale DC: 1370m Altrincham: 108m						
Green space?	Distance to nearest designated area of Open space and recreation: 90m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 9th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Dr Bn Macdonald & Partners, 439m Nearest hospital: Altrincham General Hospital, 543m	+	+	+	This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 90m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 1516m Hale DC: 1370m Altrincham: 108m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Altrincham, 474m Nearest bus stop: 31m Nearest national rail station: Hale, 1444m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 31m Nearest metrolink: Altrincham, 474m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Hale, 1444m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 623m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Altrincham CofE (Aided) Primary School, 193m Nearest Secondary School (nearest boys and girls if required): North Cestrian School, Mixed, 476m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Broadheath Pharmacy, 257m						

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Dentist: Ellesmere Dental Practice, 255m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 90m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 623m Bridleway: 5109m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 608m Site of nature conservation importance: 594Ha Distance to site of biological importance: 586m	+	++	++	A prominent site adjacent to Old Market Place Conservation Area. The current building on the site poorly relates to its surroundings. Subject to a detailed design being high quality then the development of this site would have a positive impact on the surrounding landscape, townscape, and the character of the area.	No mitigation required as long as development considers the surrounding context and adjacent heritage assets.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 582m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Adjacent to Sandiway Distance to a conservation area: 0m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Adjacent to Sandiway Distance to a conservation area: 0m Distance to listed building: 66m Scheduled Monument: 3088m	U	U	U	The site lies to the south of the Sandiway conservation area. The buildings on the site do not match the quality of the conservation area and do not positively contribute to its setting. There are also several listed buildings in the area. Given the quality of the existing buildings, redevelopment offers the opportunity for enhancement of heritage assets. This, however, is unclear at this stage.	A considered design approach that through for example, materials, scale and form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 763m Gravel search area: 4589m						
Objective	11. Protect and improve the quality and availability of water resources						

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	Check SFRA	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?							
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 594ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 586m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Dunham Park, 2375m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 763m						

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 4589m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.28%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.28%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 14 apartments by 2023 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with:	Distance to nearest employment site: 15m						
Employment land,							
Town, District and Local Centres, and	Local centre: 2224m Hale DC: 772m Altrincham: 0m						
Green space?	Distance to nearest designated area of Open space and recreation: 128m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 9th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: ALTRINCHAM MEDICAL PRACTICE, 145m Nearest hospital: Altrincham Hospital, 78m				This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 128m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 2224m Hale DC: 772m Altrincham: 0m	N	N	N	This is a prominent corner property in the town centre with multiple ground floor units providing active frontages to support a range of main town centres uses, including	Developing the site for a mix of residential and other main town centre uses.

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?		Nearest metrolink: Altrincham, 256m Nearest bus stop: 120m Nearest national rail station: Hale, 852m				housing. New housing developments facilitate economic growth and some job creation – particularly during construction phase and providing sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. The negative impacts of this scheme that counter the benefits would be the loss of business units that support economic development in the town centre.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?							
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 120m Nearest metrolink: Altrincham,	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	256m Nearest National Rail station: Hale, 852m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 1337m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Altrincham CofE (Aided) Primary School, 468m Nearest Secondary School (nearest boys and girls if required): North Cestrian School, Mixed, 386m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: Rowlands Pharmacy, 145m						

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?	Dentist: Regent Dental Centre, 48m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 128m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 1337m Bridleway: 5822m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 849m Site of nature conservation importance: 961Ha Distance to site of biological importance: 692m	N	+	+	Sensitive change of use and conversion of existing building could have associated architectural improvements which would benefit the townscape, and the character of the Borough.	No mitigation required as long as existing uses and surrounding context are considered.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 685m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Adjacent to George Street and Stamford New Road Distance to a conservation area: 0m						

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Adjacent to George Street and Stamford New Road Distance to a conservation area: 0m Distance to listed building: 89m Scheduled Monument: 2632m	U	U	U	The site sits in a space clearly excluded from the Stamford New Road and George Street conservation areas. The building does not match the quality of the surrounding development and is harmful to its setting. There are also several listed buildings in the area. Given the low quality of the existing building, redevelopment offers the opportunity for improvement. This, however, is unclear at this stage.	A considered design approach that through for example, materials, scale and form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Conserve and protect geodiversity?		Glacial minerals - distance: 961m Gravel search area: 5303m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 961ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 692m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Dunham Park, 2157m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated	Local Plan policy covers provision of waste recycling facilities and should be	

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise waste generation?	n/a	Glacial minerals safeguarding area - distance: 961m				within the Borough across the plan period. The effect would be long lasting and local in its nature.	implemented alongside the delivery of new development.
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?	Gravel search area: 5303m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.77%) 1 in 100: 0.00Ha (0.77%) 1 in 30: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of							

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 4th decile					As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 30m					This site will provide 50 apartments by 2028 on a brownfield site.	
Town, District and Local Centres, and	Local centre: 924m Sale TC: 12m Altrincham: 4171m					Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.	
Green space?	Distance to nearest designated area of Open space and recreation: 354m					A mixed community will improve the deprivation level from the 4th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+		An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 7 th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 7th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 397m Nearest hospital: Trafford Health Centre, 4241m	+	+	+	This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 354m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 924m Sale TC: 12m Altrincham: 4171m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase and providing sufficient housing is required to	No mitigation or enhancement identified.

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?					support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.		
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Sale, 428m Nearest bus stop: 0m Nearest national rail station: Humphrey Park, 2843m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: Sale,	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.	

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
	428m Nearest National Rail station: Humphrey Park, 2843m				the development and is within the vicinity of a range of facilities and services to meet residents' needs.		
Walking and cycle routes?	Cycle route: 245m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Springfield Primary School, 376m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 1085m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and	Pharmacy: LloydsPharmacy Inside Sainsbury's, 73m						

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
services to support potential growth?		Dentist: Bupa Dental Care, Sale, 83m					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 354m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 245m Bridleway: 1750m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 391m Site of nature conservation importance: 879Ha Distance to site of biological importance: 392m	N	+	+	This brownfield site is currently vacant and does not contribute towards the character or appearance of the area in its current state. There are some existing trees to the edges of the site that form an attractive part of the street scene.	High value existing trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 629m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 691m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 691m Distance to listed building: 62m Scheduled Monument: 7181m	U	U	U	To the east of the site is an excellent example of a late Victorian public house and to the south is a good quality 1920s commercial property. Both should be considered as non-designated heritage assets. The site is currently cleared and at present has a negative impact upon the setting of these heritage assets. The impact of development on these heritage assets would likely be positive but at this stage is unknown. The grade II Tatton Cinema lies further to the south beyond the 1920s corner building, but it is unlikely that development at the site would have an impact upon this building.	A considered design approach that through for example, materials, scale and form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.21ha, 21.13% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Conserve and protect geodiversity?		Glacial minerals - distance: 1209m Gravel search area: 1237m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 879ha	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 392m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 4413m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated	Local Plan policy covers provision of waste recycling facilities and should be	

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Help to minimise waste generation?	n/a	Glacial minerals safeguarding area - distance: 1209m				within the Borough across the plan period. The effect would be long lasting and local in its nature.	implemented alongside the delivery of new development.
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?	Gravel search area: 1237m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.26%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)						
Be appropriately future proofed to accommodate future levels of							

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
flood risk including from climate change?						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change					
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile				As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.		
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 154m Stretford TC: 2423m Altrincham: 8981m						
Green space?	Distance to nearest designated area of Open space and recreation: 41m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						This site will provide 660 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 2 nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+		An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 4th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 4th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: North Trafford Group Practice, 481m Nearest hospital: Trafford General Hospital 5920m	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 41m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 154m Stretford TC: 2423m Altrincham: 8981m	N	N	-	The development of the site for residential in an industrial location close to principle highway connections would reduce the economic potential of the site over the long term. There could be economic value of developing the site for residential to support	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						the local centre and Trafford Bar tram stop but the benefits are negated due to the industrial setting of the site.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Trafford Bar, 152m Nearest bus stop: 1m Nearest national rail station: Manchester United Football Ground, 583m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?		n/a					
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 1m Nearest metrolink: Trafford Bar, 152m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support	No mitigation or enhancement identified.

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	Nearest National Rail station: Manchester United Football Ground, 583m				the development and is within the vicinity of a local centre.		
Walking and cycle routes?	Cycle route: 450m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents’ needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Seymour Park Community Primary School, 606m Nearest Secondary School (nearest boys and girls if required): Stretford High School, Mixed, 933m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The site is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Elliotts Pharmacy, 317m Dentist: 151 Dental Ltd, 681m						

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 41m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 450m Bridleway: 4859m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 80m Site of nature conservation importance: 1099Ha Distance to site of biological importance: 452m	+	++	++	The building to the south west of the site appears to have some heritage significance and thereby forms part of the local character and distinctiveness. Existing trees around the edge of the site contribute towards the green infrastructure network.	Retain high quality trees and the assess the significance of heritage assets on the site.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 2108m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 574m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character,	In a conservation area: No	-	-	-	The site contains a good quality large Victorian villa in its south west corner. The	A scheme to develop the site that retained the Victorian villa would be desirable in	

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to a conservation area: 574m Distance to listed building: 133m Scheduled Monument: 12105m				property has sufficient architectural interest to be considered a non-designated heritage asset. It is not protected through designation but has a degree of protection through the NPPF. Its loss would be regrettable. The grade II listed entrance to the White City Greyhound track lie approximately 130m to the west of the site but are shielded by large scale development and so would not be expected to be affected by development at this site.	order to ensure no harm to the significance of the historic environment. A considered design approach that, through for example, materials, scale and form responded positively to this building is recommended.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?		AQMA – area within: 0.33ha, 32.71% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 2123m Gravel search area: 3812m					
Objective	11. Protect and improve the quality and availability of water resources						

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 1099ha Distance to Site Biological Importance: 452m Distance to Site Special Scientific Interest: Rochdale Canal, 8829m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?		n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?		n/a					
Be within or impact on a mineral safeguarding area?		Glacial minerals safeguarding area - distance: 2123m					

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 3812m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding, particularly from a major storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.15Ha (4.76%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.03Ha (0.88%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: 0.00Ha (0.00%)						
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are		N	N	N	A housing allocation alone does not deal with specific design considerations. The	Mitigation and enhancement will come through specific site design.	

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					effect of this allocation, and development in general, is neutral.	

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. This site will provide 34 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 5 th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford. As house prices are mid to high level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 1810m Hale DC: 905m Altrincham: 0m						
Green space?	Distance to nearest designated area of Open space and recreation: 104m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing	n/a						

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 8th decile.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 8th decile						
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Dr Bn Macdonald & Partners, 375m Nearest hospital: Altrincham Hospital, 383m	+	+	+	This site, close to Altrincham town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.	
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 104m						
Be within the vicinity of, or deliver, a sports facility?							

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 1810m Hale DC: 905m Altrincham: 0m		+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?	Nearest metrolink: Altrincham, 29m Nearest bus stop: 0m Nearest national rail station: Hale, 996m						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: Altrincham, 29m Nearest National Rail station: Hale, 996m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.		No mitigation or enhancement identified.
Walking and cycle routes?	Cycle route: 1032m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the	n/a						

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
anticipated scale and spatial distribution of development?							
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Vincent's Catholic Primary School, 217m Nearest Secondary School (nearest boys and girls if required): Blessed Thomas Holford Catholic College, Mixed, 275m	++	++	++	The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The site is not anticipated to impact upon the capacity of facilities.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 210m Dentist: Lotus Orthodontic Practice, 296m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 104m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 1032m Bridleway: 5404m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 481m Site of nature conservation importance: 1012Ha Distance to site of biological importance: 290m	-	N	+	The development of the site would result in the loss of green infrastructure including well established trees without mitigation.	High value trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 264m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Adjacent to Stamford New Road Distance to a conservation area: 0m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Adjacent to Stamford New Road Distance to a conservation area: 0m	U	U	U	The Stamford New Road conservation area adjoins the site to the west and contains a number of listed buildings including the Station Hotel, the Clock Tower and Stamford House (all grade II). The site currently makes no positive contribution to the setting of these heritage assets, and the	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their significance and how the development	

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: 81m Scheduled Monument: 2972m				principle of its redevelopment is therefore acceptable. Redevelopment could however have the potential to harm or enhance the setting of the heritage assets, depending on its scale, siting and appearance.	would positively respond to that significance.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 503m Gravel search area: 4898m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any	

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 1012ha Distance to Site Biological Importance: 290m Distance to Site Special Scientific Interest: Dunham Park, 2489m	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 503m						

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or impact on a mineral area of search?		Gravel search area: 4898m					
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	-	-	-	Whilst the site lies within flood zone 1 is it at risk of flooding from surface water, particularly during a 1 in 1000 year event. Without mitigation, building on this site has the potential to increase flood risk on the site and elsewhere.	A more through flood risk assessment should be carried out an appropriate site specific drainage solution would need to be investigated.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.68Ha (32.58%)						
Increase flood risk in this location or elsewhere?	1 in 100: 0.17Ha (7.93%) 1 in 30: 0.01Ha (0.60%)						
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 370m						
Town, District and Local Centres, and	Local centre: 895m Stretford TC: 118m Altrincham: 6204m						
Green space?	Distance to nearest designated area of Open space and recreation: 140m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.32Ha, Developable = 0.32Ha							
characteristics', as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 8th decile.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 1st decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: Delamere Medical Practice, 821m Nearest hospital: Trafford General Hospital 4060m	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 140m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 895m Stretford TC: 118m Altrincham: 6204m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?		Nearest metrolink: Stretford, 547m Nearest bus stop: 3m Nearest national rail station: Trafford Park, 1324m				community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 3m Nearest metrolink: Stretford, 547m Nearest National Rail station: Trafford Park, 1324m	+	+	+	The site has reasonable access to public transport and the existing transport network should be able to support the development and is within the vicinity of a range of		No mitigation or enhancement identified.

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 4m				facilities and services to meet residents' needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: St Matthew's CofE Primary School, 365m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 780m	++	++	++	The site would provide a small number of new homes in a highly accessible location, supporting the accessibility of residents of the new homes and the overall sustainability of facilities and services in the area for the wider community. The scale of the site is such that direct impact upon the capacity of facilities is not anticipated.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 313m Dentist: C Carre, 258m						
Be within the vicinity of, or deliver appropriate community social	Nearest open space: 140m						

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 4m Bridleway: 2201m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 190m Site of nature conservation importance: 732Ha Distance to site of biological importance: 190m		N	05-01	The development of the site would result in the loss of green infrastructure including well established trees without mitigation.	High value trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 140m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 941m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 941m Distance to listed building: 115m	N	N	N	Grade II listed Church of St. Matthew lies approximately 115m to the north west of the site. The site has no visual or known historic relationship with the Church and so no effect is envisaged. There are no other known heritage assets within the vicinity	No mitigation or enhancement identified.	

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
		Scheduled Monument: 9251m				that would be affected by development at this site.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.49ha, 48.80% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 235m Gravel search area: 964m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short- term impact	Medium- term impact	Long- term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 732ha	-	-	-	Whilst the site is not designated for its biodiversity value it is heavily vegetated and likely to have some biodiversity value. This would have an immediate negative impact on the local area and depending on mitigation could be permanent.	The biodiversity value of the site should be assessed, and mitigation provided in line with other policies within the plan.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: 190m						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: Brookheys Covert, 6211m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 235m						
Be within or impact on a mineral area of search?	Gravel search area: 964m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.03Ha (10.00%) 1 in 100: 0.00Ha (0.05%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a limited risk of surface water flooding during a 1 in 1000-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail. A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 2nd decile						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 737m						
Town, District and Local Centres, and	Local centre: 1446m Sale TC: 582m Altrincham: 4930m						
Green space?	Distance to nearest designated area of Open space and recreation: 92m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
characteristics’, as defined in the Equality Act 2010 are avoided?						Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?		IMD Overall ranking (1 most deprived to 10 Least Deprived): 7th decile					
Offer affordability and opportunity?		n/a					
Be accessible by all members of the community?		n/a					
Foster good relations between different people?		n/a					
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		Nearest GP Surgery: WASHWAY ROAD MEDICAL CENTRE, 1192m Nearest hospital: Trafford General Hospital 4070m	+	+	+	This site, located less than 1km from Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. The sites position on a key road link may generate noise issues affecting health and wellbeing for some residents.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?		Open space and recreation: 92m					
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?		n/a – check mapping					
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Local centre: 1446m Sale TC: 582m Altrincham: 4930m	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or							

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
employment opportunities in town centre locations?						community to spend in local retail, services and facilities.	
Employment only Support economic development in locations that are easily accessible by sustainable transport?		Nearest metrolink: Dane Road, 378m Nearest bus stop: 44m Nearest national rail station: Humphrey Park, 2395m					
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?							
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,		Nearest bus stop: 44m Nearest metrolink: Dane Road, 378m Nearest National Rail station: Humphrey Park, 2395m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of	No mitigation or enhancement identified.

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: 218m				a range of facilities and services to meet residents' needs.		
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Park Road Sale Primary School, 746m Nearest Secondary School (nearest boys and girls if required): Sale Grammar School, Mixed, 1461m	+	+	+	The site benefits from a range of services and facilities within a reasonable distance. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: LloydsPharmacy Inside Sainsbury's, 683m Dentist: Claremont Dental Practice, 670m						

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?		Nearest open space: 92m					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 218m Bridleway: 1864m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 236m Site of nature conservation importance: 163Ha Distance to site of biological importance: 237m	N	+	+	The site presents opportunities to make improvements to the public realm and townscape of the local area. There are some existing trees to the edges of the site that form an attractive part of the street scene.	High value trees on the site should be retained within new development proposals.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 92m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 1486m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character,	In a conservation area: No Distance to a conservation area: 1486m	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.	

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?		Distance to listed building: 348m Scheduled Monument: 7988m					
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.20ha, 19.81% of the site			N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site Housing reclamation site: 0Ha				The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: 707m Gravel search area: 875m						
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: 163ha Distance to Site Biological Importance: 237m Distance to Site Special Scientific Interest: Brookheys Covert, 5189m	N	N	N	The site is some distance from a designated site. However, the site does contain areas of open space, hedgerow and trees which could have some biodiversity value.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a				New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 707m						
Be within or impact on a mineral area of search?	Gravel search area: 875m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a				There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a				construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.00Ha (0.14%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site lies within flood zone 1 and has a negligible risk of surface water flooding during a 1 in 1000-year storm event. All development brings with it the risk of increasing flooding elsewhere, however, the risk in this area is low.	NPPF requires development not to increase flooding risk elsewhere. This can be done through effective drainage design.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.	

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): 5th decile					Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: 0m						
Town, District and Local Centres, and	Local centre: 81m Stretford TC: 0m Altrincham: 5926m					A mixed community will improve the deprivation level from the 5 th decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	
Green space?	Distance to nearest designated area of Open space and recreation: 0m						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+		Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): 0th decile					housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a						
Be accessible by all members of the community?	n/a						
Foster good relations between different people?	n/a						
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: Delamere Medical Practice, 18m Nearest hospital: Trafford General Hospital 3970m		+	+	+	This AAP area covers the whole of Stretford town centre and surrounding area. The site is consequently highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: 0m						
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping						
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: 81m Stretford TC: 0m Altrincham: 5926m		--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in							

Site 2666-00: STRETFORD APP		Spatial Data Analysis		Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha								
locations that are easily accessible by sustainable transport?		Nearest metrolink: Stretford, 0m Nearest bus stop: 0m Nearest national rail station: Trafford Park, 494m						
Support economic development in locations that are well-connected and well-served by infrastructure?								
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?								
Provide high quality, attractive employment sites?								
Contribute to growth in tourist facilities and jobs?								
Support education and training to provide a suitable labour force for future growth?								
Ensure and maintain a sufficient labour force (in terms of volume and skills)?								
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,		Nearest bus stop: 0m Nearest metrolink: Stretford, 0m Nearest National Rail station: Trafford Park, 494m	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents’ needs.	No mitigation or enhancement identified.	
Walking and cycle routes?								
Allow for improved travel connectivity?								
Be connected to a transport network that can support the development alongside existing								

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?	Nearest Primary School: Victoria Park Infant School, 0m Nearest Secondary School (nearest boys and girls if required): Stretford Grammar School, Mixed, 444m				The site would provide new homes in a highly accessible location, supporting the accessibility of residents of the new homes but it could have a detrimental impact on the vitality and viability of the area if developed in its entirety for residential, reducing access to a range of facilities and services to the community.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: Boots, 0m Dentist: C Carre, 0m						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: 0m						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 0m Bridleway: 1976m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Have scope to develop or improve the green infrastructure network?	Area of linear open space: 0Ha Distance to linear open space: 0m Site of nature conservation importance: 486Ha Distance to site of biological importance: 0m	+	+	++	A large area which forms the boundary of Trafford Area Action Plan. There are opportunities for successful regeneration which will improve the townscape and the character of the area as well as improving the green infrastructure network.	Design guidance should be included in the Area Action Plan for development sites. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings. This should inform the entirety of the development management process, from pre-application through to the determination of planning applications or related consents.	
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: 0m						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 480m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 1Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 480m Distance to listed building: On site Scheduled Monument: 0m	U	U	U	The site contains or is close to several listed buildings, namely the grade II Essoldo Cinema, St. Ann’s Church and its Presbytery, the Civic Theatre, Church of St. Matthew and the Cross Base in its churchyard. Development within the site has the potential to harm or enhance the significance of the site’s heritage assets and any just beyond. This will depend on the scale, location, design and concentration of the development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area’s heritage assets and their settings, their significance and how the development would positively respond to that significance.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.21ha, 21.33% of the site	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to	Transport policies to increase use of public transport and increase cycle use	

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site Housing reclamation site: 0Ha	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: 39m Gravel search area: 709m					
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: 486ha	N	N	N	The site is some distance from a designated site with very little biodiversity on site.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Provide opportunities to enhance new and existing wildlife and geological sites?		Distance to Site Biological Importance: 0m Distance to Site Special Scientific Interest: Brookheys Covert, 5927m					
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: 39m						
Be within or impact on a mineral area of search?	Gravel search area: 709m						
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2	Within Flood zone 2: 4.65ha (6.54%)	-	-	-	Parts of the site lie within Flood Zone 2 and 3 with the site also being susceptible to surface water flooding. Without mitigation or	The small area of the site within flood zone 2 and 3 could be avoided through layout design and mitigation provided	

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
or at risk from Surface Water Flooding)?		Within Flood zone 3: 1.22ha (1.72%) Surface Water: 1 in 1,000: 8.23Ha (11.58%) 1 in 100: 1.36Ha (1.91%) 1 in 30: 0.37Ha (0.52%)				avoidance there could potentially be a long-term negative impact on the site and the local area.	through an effective site-specific drainage solution.
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.

EMPLOYMENT SITE ASSESSMENTS

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF.		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.24Ha, Developable = 806sqm							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet	n/a		N	N	N	Potential redevelopment of this site at Chester Road for office development would not have any positive effect upon	None identified

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
current and projected housing needs?						this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	
Support a reduction in the disparity of housing quality across the Borough?							
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a		+	+	+	The Old Trafford area is identified as an area of greater deprivation. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.
Support regeneration in a deprived area of the Borough?							

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.		Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.		No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Trafford Bar Nearest bus stop: 6m Nearest national rail station: Manchester United Football Ground, 1303m					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 6m Nearest metrolink: Trafford Bar Nearest National Rail	+	+	+	The site is in a location already well served by public transport infrastructure and is accessible by walking and	Additional enhancements to the surrounding public realm to support walking and cycling opportunities

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
	station: Manchester United Football Ground, 1303m				transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	could be expected to bring about further positive effects.	
Walking and cycle routes?	Cycle route: 1170m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of office development within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including							

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1170m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 1657Ha				The site presents opportunities to make improvements to the public realm and townscape of the local area.	No mitigation required.	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 10m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 10m Distance to listed building: 251m Scheduled Monument: 12691m	U	U	U	The site sits to the immediate south of the Empress conservation area. The site is a vacant petrol station and currently has a negative impact upon the setting of the conservation area. The conservation area has been on Historic England’s Heritage at Risk	A considered design approach that through for example, materials, scale and form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site	

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						Register since 2012 and is considered to be in a very bad, deteriorating state. Given the low quality of the site as existing, redevelopment offers the opportunity for enhancement of the conservation area’s setting. This, however, is unclear at this stage.	and its surroundings should be prepared to inform proposals.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	Whilst the site is not within an AQMA it is adjacent to one. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site	+	+	+	The proposed development would bring about redevelopment of brownfield land and reuse of existing buildings. Appropriately undertaken this would deliver positive effects for this objective.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources	n/a	-	-	-	The site is within a critical drainage area and not near a watercourse so drainage	Any level of development will impact on water resources, the impact will need to	

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
than are available to maintain a healthy environment?						could be a problem. However, this will limit risk to the quality of watercourses or water bodies.	be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 1657m Distance to Site Special Scientific Interest: Rochdale Canal, 8274m	N	N	N	The site is an existing brownfield site and does not encroach upon or lie close to any existing designated biodiversity site. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	None identified.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment of brownfield land provides opportunities to reuse land	None identified.	

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise waste generation?	n/a				and resources and is therefore considered a positive effect upon this objective.		
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water:	N	N	N	The site is not identified as a location at risk of flooding.	None identified	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: 0.00Ha (0.00%) 1 in 100: 0.00Ha (0.00%)						
Increase flood risk in this location or elsewhere?	1 in 30: 0.00Ha (0.00%)						

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	Redevelopment has the potential to ensure resilience to climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		N	N	N	Potential redevelopment of the former Trafford Press for office development would not have any positive effect upon this objective. Whilst this use would mean the site would not be available	None identified

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support a reduction in the disparity of housing quality across the Borough?						for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a		+	+	+	The Old Trafford area is identified as an area of greater deprivation. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							
Be accessible by all members of the community?							

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Trafford Bar Nearest bus stop: 160m Nearest national rail station: Manchester United Football Ground, 1419m						
Support economic development in locations that are well-connected and well-served by infrastructure?							

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 160m Nearest metrolink: Trafford Bar Nearest National Rail station: Manchester United Football Ground, 1419m	+	+	+	The site is in a location already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: 1292m					
Allow for improved travel connectivity?	n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?						
Be within the vicinity of, or deliver, a range of facilities						

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs							
Allow for access to primary and secondary schools?			+	+	+	This proposal for delivery of office development within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 1292m					
Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough							
Have scope to develop or improve the green infrastructure network?		Site of nature conservation importance: 1883Ha	+	+	+	Potential to improve the character and appearance of the local area through the development of the site. There is also an opportunity for the reuse of the heritage asset which is part of the site and forms part of the local character of the area.	No mitigation required as long as development considers the surrounding context and heritage assets on the site.
Protect landscape character and improve the quality of open spaces and the public realm?		Area of landscape protection: 0Ha					

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Yes Distance to a conservation area: 0m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Yes Distance to a conservation area: 0m Distance to listed building: 29m Scheduled Monument: 12918m	+	+	+	The adjoining Essence Factory is listed at grade II. Located within the Empress conservation area. The conservation area has been on Historic England's Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state. The Trafford Press Building dates from the early 20th century. It features a distinctive shaped gable over the main entrance, and a contrasting red brick and orange terracotta façade. The adjacent Veno building is slightly later in date and in white render. Both the Trafford Press and Veno buildings are discussed positively within the Character Appraisal and are of sufficient architectural interest to be consider non-designated heritage assets. Both buildings are in a poor state but have been subject to some	Any development at this site must be subject to a full Heritage Assessment that assesses the significance of the affected heritage assets and their setting and their potential for harm or enhancement. Potential mitigation/enhancement could be ensuring that the height of any new build did not dominate the existing buildings and use of high quality natural materials.	

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						regeneration/conversion work that has stalled. As buildings that make a positive contribution to the conservation area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, there is a presumption in favour of retaining these buildings as part of any residential development. It is likely that the conversion of the building to offices would be a viable use consistent with its conservation. The removal of the buildings' vacancy and poor condition is positive. The remainder of the site is derelict land that is harmful to the character and appearance of the conservation area and the setting of the adjacent significant buildings. Its redevelopment is likely to be positive with regards to this IA Objective.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.02ha, 1.65% of the site		N	N	Due to its location close to the City Centre, a very small part of this site lies within an AQMA so there is potential that future residents may suffer from problems with poor air quality. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a	Transport policies to increase use of public transport and increase cycle use will be particularly effective for this site due to its location.	
Have the potential to have an adverse effect on air quality in the area?	n/a						

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						small, national, negative effect on air quality.	
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site	+	+	+	The proposed development would bring about redevelopment of former industrial brownfield land. Appropriately undertaken this would deliver positive effects for this objective.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				Check Completed Housing		
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 1883m	N	N	N	The site is an existing brownfield site and does not encroach upon or lie close to any existing designated biodiversity site. There are opportunities in the surrounding area	None identified.	
Avoid fragmentation of habitats?							

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites? Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?		Distance to Site Special Scientific Interest: Rochdale Canal, 8056m				for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy							
Promote movement up the waste hierarchy?		n/a	+	+	+	The redevelopment of brownfield land or reuse of buildings provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.
Help to minimise waste generation?		n/a					
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective 14. Reduce per capita greenhouse gas emissions							
Support the growth of the low carbon goods and services sector?		n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.
Support a reduction in energy use and increased energy efficiency?		n/a					
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective 15. Reduce the consequence of flooding							

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)? Allow for adequate measures to manage existing flood risk? Increase flood risk in this location or elsewhere? Be appropriately future proofed to accommodate future levels of flood risk including from climate change?		Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.09Ha (20.73%) 1 in 100: 0.01Ha (3.14%) 1 in 30: 0.00Ha (0.00%)	N	N	N	A small proportion of the site is identified as at risk of surface water flooding.	Ensuring appropriate drainage mitigation in place to manage surface water on the site appropriately.
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	Redevelopment of land is an appropriate response climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.
Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		N	N	N	Potential development of this site adjacent to Trafford Boulevard, part of Trafford Rectangle, for office development would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	None identified
Support a reduction in the disparity of housing quality across the Borough?							
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a		N	N	N	The opportunity for investment in this location could be expected to assist in improving economic prosperity. However, the nature of the location is such that it is not considered development here would have a specific positive effect upon local disparity in deprivation.	Ensuring the site is accessible by a range of means of transport would assist in supporting all residents to access opportunities created by the development.
Support regeneration in a deprived area of the Borough?							

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment of an underused site such as this would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a wider commercial area and closely associated with significant development proposals associated with Trafford Rectangle.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily							
		Nearest metrolink: Trafford Bar Nearest bus stop: 3m					

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
accessible by sustainable transport?	Nearest national rail station: Urmston, 1879m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 3m Nearest metrolink: Trafford Centre Nearest National Rail station: Urmston, 1879m	N	N	N	Despite being in close proximity to a bus stop the site is overall quite isolated and access by high frequency public transport may prove challenging without further intervention. The adjacent Trafford Centre is increasingly well served by Metrolink and bus services but access on foot across	Increased bus services to the location and enhanced waling and cycling facilities – particularly across Trafford Boulevard to enhance access to the Trafford Centre.	
Walking and cycle routes?	Cycle route: 813m						
Allow for improved travel connectivity?	n/a						

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?						Trafford Boulevard forms a barrier to access.	
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs							
Allow for access to primary and secondary schools?			N	N	N	Despite being in close proximity to a bus stop the site is overall quite isolated as such development at this location would not lead to a substantial positive effect on accessibility of employment opportunities by equitable means.	Increased bus services to the location and enhanced waling and cycling facilities – particularly across Trafford Boulevard to enhance access to the Trafford Centre.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 813m					
Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough							

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 108Ha		+	+	+	The site lies at an important gateway location to the Trafford Rectangle area. Currently a cleared area of land an appropriate development would provide opportunities to enhance public realm here.	Policy to ensure high standards of design would further enhance any positive effects.
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 603m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 603m Distance to listed building: 724m Scheduled Monument: 10673m	N	N	N	There are no heritage assets of significance that would be impacted by the proposal.	None identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.84ha, 83.64% of the site	-	-	N	A portion of the site is within an AQMA owing to the site's proximity to significant local and strategic road infrastructure. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site		+	+	+	As a cleared brownfield site the proposal would have a minor positive effect upon this objective.	None identified.
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective 11. Protect and improve the quality and availability of water resources							
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective 12. Conserve and enhance biodiversity and promote nature conservation							
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 108m		N	N	N	The site is an existing brownfield site and does not encroach upon any designated site's, a site of nature conservation importance is located just over 100m from the site. There are	Ensure appropriate mitigation included within development proposals to avoid potential adverse impacts to nearby designated site.
Avoid fragmentation of habitats?							

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites? Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?		Distance to Site Special Scientific Interest: Astley & Bedford Mosses, 6157m				opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy							
Promote movement up the waste hierarchy?	n/a		+	+	+	The redevelopment of brownfield land provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective 14. Reduce per capita greenhouse gas emissions							
Support the growth of the low carbon goods and services sector?	n/a	-	N	N	The site's location is such that at least initially increased trips by private car to access the site appear likely. Overtime as the site and surrounding area sees further development including residential development – the overall effect may be neutral.	Continue to seek improvements in public transport, cycling and pedestrian access and support proposals for a range of mix of uses in the area.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 1.71ha (85.79%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.44Ha (21.96%) 1 in 100: 0.06Ha (2.80%) 1 in 30: 0.02Ha (1.18%)	N	N	N	A significant portion of the site falls within flood zone 2.	Appropriate drainage and other mitigation measures and suitable layout of development to ensure safe access.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		-	-	-	Redevelopment has the potential to ensure resilience to climate change but given the site’s vulnerability to flood risk and overall location the overall effect of development in this location is considered negative.	Consider policies and standards associated with the design and construction of development.	

Site 42002: Davenport Green, Altrincham Site Area: Total =36.44Ha, Developable = 60000sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Employment land to be allocated through GMSF						

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site 84394/FUL/14: UNIT 6 WATERSIDE, TRAFFORD PARK, M17 1WD Site Area: Total =0.19Ha, Developable = 1924sqm						
Site 70125: Victoria Warehouse Site B Site Area: Total =0.40Ha, Developable = 1400sqm						
Site 90005-00: Trafford Wharfside area Site Area: Total =73.62Ha, Developable = 36960sqm						
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity					
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	N	N	N	Potential redevelopment of this area for office development and industrial or warehousing would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	None identified
Support a reduction in the disparity of housing quality across the Borough?						
Ensure housing land is well-connected or co-located where appropriate with:						
Employment land,						
Town, District and Local Centres, and						
Green space?						
Support improvements in the energy efficiency and resilience of the housing stock?						
Ensure the number of houses meets that of demand by						

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected characteristics’, as defined in the Equality Act 2010 are avoided?	n/a	+	+	+	There are areas surrounding Wharfside that are identified areas of greater deprivation. The area itself at this time is predominantly commercial in nature to the north and eastern edge of Trafford Park. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.	
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		N	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester. The area is already in a range of commercial uses and as such over the short term where potential disruption may occur as development takes place the effect of the policy is considered neutral before longer term positive effects.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: 0, On site Nearest bus stop: 0m Nearest national rail station: Manchester United Football Ground, 235m					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development					

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: 0 , On site Nearest National Rail station: Manchester United Football Ground, 235m		+	+	+	The site is in a location already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: 222m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?			+	+	+	This proposal for delivery of office development and industrial and warehousing within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including							

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 222m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 1359Ha	N	+	++	A very large and prominent site, some of which is underutilised. Potential for significant public realm improvements. New development will need to consider existing business and employment uses in the surrounding area.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is co-ordinated development that conserves and enhances townscape character and improves the quality of open spaces and the public realm. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings.	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 857m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 857m Distance to listed building: 187m Scheduled Monument: 11508m	N	N	N	The grade II listed Trafford Road Bridge lies at the north east boundary of the site. The Trafford Park Hotel and Trafford Park War Memorial, both listed at grade II, sit beyond the boundary to the west. Whilst the proposed scale, location, design and concentration of development is unknown at this stage, in considering the existing character and built-up nature of this area, it is unlikely that residential development	No mitigation or enhancement identified.	

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						would give rise to harm to the significance of the aforementioned heritage assets.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.09ha, 9.39% of the site	-	-	N	A portion of the site is within an AQMA. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site	+	+	+	Any development at the site would be brownfield redevelopment or reuse of existing buildings and the Intensification of development in the existing commercial area.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site’s location does not present any substantial issues for water quality and appropriate means of discharge can be identified or improved upon. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 1359m	N	N	N	The site is an existing brownfield site and does not encroach upon any designated sites. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	As appropriate even small opportunities across the site should be taken to enhance biodiversity value.	
Avoid fragmentation of habitats?	Distance to Site Special Scientific Interest:						
Provide opportunities to enhance new and existing wildlife and geological sites?	Brookheys Covert, 8060m						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment and reuse of brownfield land provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.	
Support a reduction in energy use and increased energy efficiency?	n/a						

Site MULTIPLE: WHARFSIDE Site Area: Total =73.62Ha, Developable = 36960sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.09ha (0.12%) Within Flood zone 3: 0.82ha (1.11%) Surface Water: 1 in 1,000: 10.04Ha (13.63%) 1 in 100: 1.39Ha (1.89%) 1 in 30: 0.26Ha (0.35%)	N	N	N	A small part of the site is identified as at risk of flooding linked primarily to the site's location adjacent to the Manchester Ship Canal.	Ensure appropriate drainage mitigation and layout of development.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	Redevelopment has the potential to ensure resilience to climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.	

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	N	N	N	Potential redevelopment of land at Cornbrook Station for office development would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	None identified	
Support a reduction in the disparity of housing quality across the Borough?							
Ensure housing land is well-connected or co-located where appropriate with:							
Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected characteristics’, as defined in the Equality Act 2010 are avoided?	n/a	+	+	+	The Old Trafford area is identified as an area of greater deprivation. If an allocation for creation of new employment opportunities and investment in this site came forward it	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve	

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?					would assist in addressing such inequalities and therefore have a positive effect upon this objective.	the skills of residents would have the potential to enhance the positive effects upon this objective.	
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in	Nearest metrolink: Cornbrook, On site						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total = 1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
locations that are easily accessible by sustainable transport?	Nearest bus stop: 54m Nearest national rail station: Manchester United Football Ground, 1644m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 54m Nearest metrolink: Cornbrook, On sitem Nearest National Rail station: Manchester United Football Ground, 1644m	+	+	+		The site is in a location already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: 1531m						
Allow for improved travel connectivity?	n/a						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents’ needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of office development within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 1531m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 2298Ha		+	+	+	Potential to improve the character and appearance of the local area through the development of the site.	Ensure appropriate consideration of surrounding area and linkages to station.
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 174m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 174m Distance to listed building: 69m Scheduled Monument: 0m	N	N	N	Adjacent to the site is the grade II listed Brindleys Weir whilst the site itself is currently cleared brownfield land. There may be some remnants of heritage value on site. Development of the site is not considered likely to bring about harm to the significance of the heritage assets but should ensure its continued enjoyment.	Ensure development gives appropriate regard to the setting of adjacent listed buildings.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site		N	N	Whilst the site is not located within an AQMA it is adjacent to one. 4 Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will be particularly effective for this site due to its location.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site		+	+	+	The proposed development would bring about redevelopment of former industrial brownfield land. Appropriately undertaken this would deliver positive effects for this objective.	None identified.
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	N	As redevelopment of older brownfield land the proposal would potentially delivery improvements for water quality. Overall, the effects of development at this location upon the objective are identified as neutral.	None identified.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 2298m		N	N	N	The site is an existing brownfield site and does not encroach upon or lie close to any existing designated biodiversity site. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development.	None identified.
Avoid fragmentation of habitats?	Distance to Site Special Scientific Interest:						
Provide opportunities to enhance new and existing wildlife and geological sites?	Rochdale Canal, 7610m						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment of brownfield land or reuse of buildings provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone	Within Flood zone 2: 0.08ha (7.49%)	N	N	N	A small proportion of the site is identified as at risk of flooding and surface water flooding.	Ensuring appropriate drainage mitigation in place to manage surface water on the site appropriately and	

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
3 or 2 or at risk from Surface Water Flooding)? Allow for adequate measures to manage existing flood risk? Increase flood risk in this location or elsewhere? Be appropriately future proofed to accommodate future levels of flood risk including from climate change?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.06Ha (5.44%) 1 in 100: 0.01Ha (0.91%) 1 in 30: 0.00Ha (0.00%)					where necessary appropriate layout of development to avoid areas of flood risk.
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	Redevelopment of brownfield land is an appropriate response to climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.
Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet	n/a		N	N	N	Opportunities for office development as part of the Civic Quarter Area Action Plan would not have any positive effect	None identified

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
current and projected housing needs?						upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	
Support a reduction in the disparity of housing quality across the Borough?							
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective 2. Promote equality of opportunity and reduce levels of deprivation and disparity							
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a		+	+	+	The Old Trafford area is identified as an area of greater deprivation; however, it lies within Gorse Hill Regeneration Area as well as Old Trafford Priority Regeneration Area. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be accessible by all members of the community?						inequalities and therefore have a positive effect upon this objective.	
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Across the Civic Quarter area such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Trafford Bar and Old Trafford Nearest bus stop: 0m Nearest national rail station: Manchester United Football Ground, 191m						
Support economic development in locations that							

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?		n/a					
Provide high quality, attractive employment sites?		n/a					
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,		Nearest bus stop: 0m Nearest metrolink: Old Trafford Nearest National Rail station: Manchester United Football Ground, 191m	+	+	+	The Civic Quarter area is already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?		Cycle route: 112m					
Allow for improved travel connectivity?		n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?							

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?		n/a					
Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs							
Allow for access to primary and secondary schools?			+	+	+	This proposal for delivery of office development within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 112m					
Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough							
Have scope to develop or improve the green infrastructure network?		Site of nature conservation importance: 230Ha	+	+	++	A large area which forms the boundary of Civic Quarter Area Action Plan. There are opportunities for successful regeneration which will improve the	Design guidance should be included in the Area Action Plan for development sites. In particular, guidance on the scale, height and mass of new housing would be useful
Protect landscape character and improve the quality of		Area of landscape protection: 0Ha					

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
open spaces and the public realm?						townscape and the character of the area.	as well as guidance about the impact on long distance views of any tall buildings. This should inform the entirety of the development management process, from pre-application through to the determination of planning applications or related consents.
Conserve and enhance townscape character, and the aesthetic quality of the built environment?		In a conservation area: No Distance to a conservation area: 221m					
Respect, maintain and strengthen local character and distinctiveness?		Green Belt: 0Ha					
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 221m Distance to listed building: 0m Scheduled Monument: 0m	U	U	U	The Civic Quarter contains Trafford Town Hall, which is listed at grade II and the grade II entrance portal and lodges to the former White City greyhound track. The Tudorbethan style Old Trafford Bowling Club on Talbot Road was founded in 1877 and although not a formally designated heritage asset, it is high in local interest. A collection of fine Victorian villas can be found on the opposite side of Talbot Road. Development within the Civic Quarter has the potential to harm or enhance the significance of the site's heritage assets and those just beyond. This will depend on the scale, location, design and concentration of the development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.15ha, 14.51% of the site			N	Part of the site is within an AQMA and any increase in visitors/employees has the potential to increase traffic and greenhouse gas emissions and as such	Transport policies to increase use of public transport and increase cycle use will improve air quality, particularly given the areas proximity to the City Centre. However, this	
Have the potential to have an adverse effect on air quality in the area?	n/a						

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
						could have a national, negative effect on air quality.	improvement would not be immediate.
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site	+	+	+	The proposed development would bring about redevelopment of brownfield land and reuse of existing buildings. Appropriately undertaken this would deliver positive effects for this objective.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site’s location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 230m	N	N	N	The site is an existing brownfield site and does not encroach upon any designated sites. There are opportunities in the surrounding area for linear wildlife corridors and links but	As appropriate even small opportunities across the site should be taken to enhance biodiversity value.	
Avoid fragmentation of habitats?							

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide opportunities to enhance new and existing wildlife and geological sites? Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?		Distance to Site Special Scientific Interest: Brookheys Covert, 8210m				these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy							
Promote movement up the waste hierarchy?		n/a	+	+	+	The redevelopment and reuse of brownfield land provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.
Help to minimise waste generation?		n/a					
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective 14. Reduce per capita greenhouse gas emissions							
Support the growth of the low carbon goods and services sector?		n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.
Support a reduction in energy use and increased energy efficiency?		n/a					
Help to minimise emissions of greenhouse gases?		n/a					
Promote low and zero carbon technologies and renewable sources?		n/a					
Objective 15. Reduce the consequence of flooding							
Avoid development in an area at risk of flooding (is it partly		Within Flood zone 2: 0.00ha (0.00%)	N	N	N	A small part of the site is identified as at risk of flooding from surface water.	Ensure appropriate drainage mitigation and layout of development.

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)? Allow for adequate measures to manage existing flood risk? Increase flood risk in this location or elsewhere? Be appropriately future proofed to accommodate future levels of flood risk including from climate change?		Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 8.22Ha (15.31%) 1 in 100: 0.87Ha (1.63%) 1 in 30: 0.12Ha (0.23%)					
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	Redevelopment has the potential to ensure resilience to climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Site 80358/O/2013: LAND TO REAR OF UNITS H2 & H3, WESTBROOK ROAD, TRAFFORD PARK Site Area: Total =0.30Ha, Developable = 600sqm							
Site 85825/FUL/15: FORMER TRAFFORD BAKERY, ASHBURTON ROAD WEST, TRAFFORD PARK Site Area: Total =0.65Ha, Developable = 2758sqm							
Site 77782/FULL/2011: SCA HYGIENE PRODUCTS, TRAFFORD PARK ROAD Site Area: Total =2.88Ha, Developable = 10878sqm							
Site 82431/FULL/2014: PROCTER AND GAMBLE LTD, TRAFFORD PARK ROAD, TRAFFORD PARK, MANCHESTER, M17 1NX Site Area: Total =9.59Ha, Developable = 600sqm							
Site 80040: Former Jewson builders yard, First Ave, Stretford, Manchester M17 1JZ Site Area: Total =0.87Ha, Developable = 3045sqm							
Site 80024: Land at Tenax Circle Site Area: Total =0.32Ha, Developable = 1120sqm							
Site 80042: 10 Tenax Road, Manchester, M17 1JT Site Area: Total =1.02Ha, Developable = 3570sqm							
Site 72115: Land at Nash Road / Ashburton Road West Site Area: Total =1.66Ha, Developable = 5950sqm							
Site 72119: Land at Nash Road Site Area: Total =0.37Ha, Developable = 1295sqm							
Site 72114: Land south of Nash Road Site Area: Total =0.95Ha, Developable = 3325sqm							
Site 80022: Land at Village Way / Third Avenue Site Area: Total =1.67Ha, Developable = 5950sqm							
Site 72120: Bridgewater Centre, Robson Avenue Site Area: Total =5.16Ha, Developable = 17850sqm							
Site 72122: Land north of Phoenix Way Site Area: Total =3.98Ha, Developable = 13930sqm							
Site 72121: Land south of Taylor Road Site Area: Total =4.06Ha, Developable = 14000sqm							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	N	N	N	Potential redevelopment of this area for industrial or warehousing at a range of available land across the Trafford Park area would not have any positive effect upon this objective. Whilst this use	None identified	

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support a reduction in the disparity of housing quality across the Borough?						would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a		+	+	+	There are areas surrounding Trafford Park that are identified areas of greater deprivation. The area itself at this time is predominantly commercial in nature. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							
Be accessible by all members of the community?							

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		N	+	+	Securing economic investment in a brownfield sites such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester. The area is already in a range of commercial uses and as such over the short term where potential disruption may occur as development takes place the effect of the policy is considered neutral before longer term positive effects.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Parkway, 1m Nearest bus stop: 0m Nearest national rail station: Manchester United						
Support economic development in locations that are well-connected and well-served by infrastructure?	Football Ground, 0m						

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 0m Nearest metrolink: Parkway, 1m Nearest National Rail station: Manchester United Football Ground, 0m		+	+	+	The site is in a location already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities although the scale of Trafford Park overall means some available land in the area is distant from existing residential communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: 0m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities							

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs							
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of office development and industrial and warehousing within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 0m						
Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough							
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 1071Ha	N	N	N	A very large site overwhelmingly industrial and commercial in nature, the proposed developments are not expected to bring about substantial change to the existing townscape for the area.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is co-ordinated development that conserves and enhances townscape character and improves the quality of open spaces and the	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: Distance to a conservation area: 303m						public realm. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings.
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: Distance to a conservation area: 303m Distance to listed building: 36m Scheduled Monument: 11709m	N	N	N	Two listed buildings lie at the heart of Trafford Park and any development immediately in their vicinity should ensure they protect and enhance their significance. Overall, suitably designed development is not expected to lead to significant negative effects upon this objective.	No mitigation or enhancement identified.	
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.57ha, 56.81% of the site			N	A portion of the site is within an AQMA. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site				Any development at the site would be brownfield redevelopment or reuse of existing buildings. Intensification of development in the existing commercial area.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 1071m	N	N	N	The site is an existing brownfield site and does not encroach upon any designated sites. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	As appropriate even small opportunities across the site should be taken to enhance biodiversity value.	
Avoid fragmentation of habitats?	Distance to Site Special Scientific Interest: Astley & Bedford Mosses, 6803m						
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment and reuse of brownfield land provides opportunities	None identified.	

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Help to minimise waste generation?	n/a				to reuse land and resources and is therefore considered a positive effect upon this objective.		
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective	14. Reduce per capita greenhouse gas emissions						
Support the growth of the low carbon goods and services sector?	n/a	N	N	N	The site's location is such that relatively minor additional development of identified available sites would not have a significant positive or negative effect upon this objective.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 2.72ha (8.12%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 3.30Ha (9.85%) 1 in 100: 0.45Ha (1.33%) 1 in 30: 0.13Ha (0.40%)	N	N	N	A small part of the site is identified as at risk of flooding linked primarily to the site's location adjacent to the Manchester Ship Canal whilst area of surface water flooding are also identified.	Ensure appropriate drainage mitigation and layout of development.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							

Sites MULTIPLE : TRAFFORD PARK Site Area: Total =33.47Ha, Developable = 84871sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?			N	N	N	The site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		N	N	N	Potential redevelopment of this area for industrial or warehousing would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	None identified
Support a reduction in the disparity of housing quality across the Borough?							
Ensure housing land is well-connected or co-located where appropriate with: Employment land,							
Town, District and Local Centres, and							

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Green space?							
Support improvements in the energy efficiency and resilience of the housing stock?							
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected characteristics’, as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	There are areas surrounding the Bridge Works site that are identified areas of greater deprivation but broadly the area is less deprived than the urban core. The area itself at this time is mixed residential and commercial in nature. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in sustaining investment in the area.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.	
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about	
Be within the vicinity of, or deliver, play space or recreational open space?							

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver, a sports facility?							positive effects for local residents sooner.
Have the potential to affect new or existing residents through noise, dust, light or smell?							
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in an accessible location and readily accessible to Altrincham town centre.	No specific mitigation identified to improve the positive effects that would arise for this objective.	
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: Navigation Road, 710m Nearest bus stop: 103m Nearest national rail station: Navigation Road: 710m						
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development							
Be easily accessible and well served by: Public transport,	Nearest bus stop: 103m Nearest metrolink: Navigation Road, 710m Nearest National Rail station: Navigation Road 710m		+	+	+	The site is in a location reasonably well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: 126m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs							

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery industrial and warehousing within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: 126m						
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 1Ha	+	+	+	The existing buildings on site are of historic townscape significance but are currently in poor condition. Redevelopment in principle, where appropriate to the building's status would therefore bring about potential positive effects for this objective.	None identified.	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 91m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?		In a conservation area: No Distance to a conservation area: 91m Distance to listed building: 0m Scheduled Monument: 3496m	U	U	U	The site includes a grade II listed Former Canal Warehouse. The warehouse appears to currently be disused and in need of a viable use. Development at the site has the potential to harm or enhance the listed building's setting but at this stage this is unknown.	Development proposals for this site must be informed by a comprehensive Heritage Assessment that fully explores the listed warehouse and its setting's significance and how the development would positively respond to that significance.
Objective	9. Improve air quality						
Be within or adjacent to an AQMA?	AQMA – area within: 0.00ha, 0.00% of the site	-	-	N	The site is not within an AQMA. However, any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: Brownfield site	+	+	+	Any development at the site would be brownfield redevelopment or reuse of existing buildings. Intensification of development in the existing commercial area.	None identified.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and as an existing brownfield	Further policy to ensure appropriate management of water consumption.	

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					site, appropriate means of discharge can be identified or improved upon. Overall effects upon this objective are expected to be neutral.	
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 1m Distance to Site Special Scientific Interest: Dunham Park, 2537m	N	N	N	The site is an existing brownfield site and does not encroach upon any designated sites but is immediately adjacent to the Bridgewater Canal site of biological importance. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Overall reuse of redevelopment of the existing site is not expected to have a significant effect upon biodiversity.	As appropriate even small opportunities across the site should be taken to enhance biodiversity value.	
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment and reuse of brownfield land provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective	14. Reduce per capita greenhouse gas emissions						

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?		n/a	N	N	N	Reuse of the building for a viable use would have a lower impact upon greenhouse emissions than new development elsewhere but overall the proposal would not be expected to contribute significantly to achieving this objective.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.
Support a reduction in energy use and increased energy efficiency?							
Help to minimise emissions of greenhouse gases?							
Promote low and zero carbon technologies and renewable sources?							
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.01Ha (7.39%) 1 in 100: 0.00Ha (0.15%) 1 in 30: 0.00Ha (0.00%)	N	N	N	A small part of the site is identified as at risk of surface water flooding.	Ensure appropriate drainage mitigation and layout of development.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted		N	N	N	The site's location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be	Consider policies and standards associated with the design and construction of development.	

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total = 0.20Ha, Developable = 700sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?					required to lead to a positive effect for this objective.	

Site 12015: Land at Dairyhouse Lane Site Area: Total = 3.46Ha, Developable = 12040sqm	Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity					
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	N	N	N	Potential development of this site for industrial or warehousing uses would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any substantial negative effect upon the overall achievement of this objective.	None identified
Support a reduction in the disparity of housing quality across the Borough?						
Ensure housing land is well-connected or co-located where appropriate with:						
Employment land, Town, District and Local Centres, and						
Green space?						
Support improvements in the energy efficiency and resilience of the housing stock?						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?							
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on ‘protected characteristics’, as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	The Broadheath area is identified as an area of greater deprivation and substantially more deprived than adjacent areas of Altrincham and Sale. If an allocation for creation of new employment opportunities and investment in this site came forward it could assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.	
Support regeneration in a deprived area of the Borough?							
Offer affordability and opportunity?							
Be accessible by all members of the community?							
Foster good relations between different people?							
Objective	3. Support improved health and wellbeing of the population and reduce health inequalities						
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.	
Be within the vicinity of, or deliver, play space or recreational open space?							
Be within the vicinity of, or deliver, a sports facility?							
Have the potential to affect new or existing residents through noise, dust, light or smell?							

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	4. Ensure sustainable economic growth and job creation						
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		Nearest metrolink: Navigation Road, 1802m Nearest bus stop: 258m Nearest national rail station: Navigation Road, 1802m	+	+	+	Securing economic investment in a site such as this adjacent to a more deprived area of Trafford would bring about a positive contribution to this objective. This site does not lie close to a town centre but would support the expansion of an existing area of employment important to the local area.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?							
Employment only Support economic development in locations that are easily accessible by sustainable transport?							
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development						
Be easily accessible and well served by: Public transport,	Nearest bus stop: 258m Nearest metrolink: Navigation Road, 1802m Nearest National Rail station: Navigation Road, 1802m	N	N	N	The site is in a location where a level of access by public transport can be achieved but its position to the edge of the urban area indicates that a majority of employees at the site would choose to travel by car.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about a potential positive effects.	
Walking and cycle routes?	Cycle route: 0m						
Allow for improved travel connectivity?	n/a						
Be connected to a transport network that can support the development alongside existing development and proposed growth?							
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?							
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a						
Objective	6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs						
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of additional industrial and warehouse development would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.	
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?							
Be within the vicinity of, or deliver appropriate							

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
community social infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: 0m					
Objective	7. Conserve and enhance landscape, townscape, and the character of the Borough						
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: 235Ha				This proposal would extend the urban area into the countryside. It is therefore identified that without appropriate mitigation it could lead to a negative effect upon this objective.	If development proceeds mitigation through appropriate high quality design and layouts and sensitive management of the new boundary to the countryside should be sought.	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: 0Ha						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: No Distance to a conservation area: 634m						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: 0Ha						
Objective	8. Conserve and enhance the historic environment						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: No Distance to a conservation area: 634m Distance to listed building: 270m Scheduled Monument: 2923m	N	N	N	The closest listed building is Seamans Bridge, located nearly 300m south of the site. The proposal is not expected to harm the setting of any heritage assets.	None identified.	
Objective	9. Improve air quality						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?		AQMA – area within: 0.00ha, 0.00% of the site	N	-	-	Whilst the site is not within an AQMA any increase in travel has the potential to increase traffic as the development is built out. Emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?		n/a					
Objective	10. To conserve and protect land and soils, whilst reducing land contamination						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: Brownfield site	U	U	U	Whilst identified as brownfield the site is now substantially greened and includes a small area of woodland. The current condition of soils and potential contaminants if former brownfield land is unknown.	Undertake appropriate site investigations and management of materials on site.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
Objective	11. Protect and improve the quality and availability of water resources						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
Objective	12. Conserve and enhance biodiversity and promote nature conservation						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: 235m Distance to Site Special Scientific Interest: Brookheys Covert, 1514m					The current extent of woodland planting on site and existing hedgerows and grass land would all contribute to existing non designated biodiversity value.	Ensure appropriate site investigation and provision of suitable biodiversity enhancements to mitigate and achieve net gain over any losses as a result of development.
Avoid fragmentation of habitats?							
Provide opportunities to enhance new and existing wildlife and geological sites?							
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy							
Promote movement up the waste hierarchy?	n/a	N	N	N	Whilst a brownfield site the effect of this development in reusing land is considered to be neutral given the relative greening of the site.	None identified.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
Objective 14. Reduce per capita greenhouse gas emissions							
Support the growth of the low carbon goods and services sector?	n/a				The likely characteristics of development on the site and the likelihood that employees to the site may use private cars mean it is considered likely this proposal would have a minor negative effect upon this objective.	Continue to seek improvements in public transport, cycling and pedestrian access and support proposals for a range of mix of uses in the area.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short-term impact	Medium-term impact	Long-term impact	Supporting comments – note criteria	Mitigation
Objective	15. Reduce the consequence of flooding						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: 0.00ha (0.00%) Within Flood zone 3: 0.00ha (0.00%) Surface Water: 1 in 1,000: 0.01Ha (0.29%) 1 in 100: 0.00Ha (0.00%) 1 in 30: 0.00Ha (0.00%)	N	N	N	The site is not identified as at risk of flooding and only a small portion of the site is identified as at risk of surface water flooding. Appropriate opportunity to secure adequate drainage are considered to be available.	None identified.	
Allow for adequate measures to manage existing flood risk?							
Increase flood risk in this location or elsewhere?							
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?							
Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change						
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	Overall the site's location to the edge of the urban area and nature of development mean it is not ideally located compared to other sites to respond to climate change. However, appropriate design and construction would ensure that overall development of the site would have a neutral effect for this objective.	Consider policies and standards associated with the design and construction of development.	

Site 90004: Land east of Common Lane (CE5) Site Area: Total =38.68Ha, Developable = 82748sqm
Site 90003: Land west of Isherwood Road (CE2B) Site Area: Total =5.40Ha, Developable = 23560sqm
Site 90001: Voltage Park (CE2C) Site Area: Total =30.24Ha, Developable = 64442sqm
Site 83741/FULL/2014: VOLTAGE PARK, COMMON LANE, PARTINGTON, M31 4BR Site Area: Total =0.50Ha, Developable = 948sqm
Site 90002: Former Shell Chemical Works (CE2A) Site Area: Total =61.34Ha, Developable = 134297sqm
Sites forming part of New Carrington Strategic Allocation within the Greater Manchester Strategic Framework