Integrated Assessment of the Regulation 18 Draft Trafford Local Plan (Land Allocations and Designations)

Integrated Assessment Report

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1.0 Introduction

1.1 This report sets out an Integrated Assessment (IA) carried out on the draft Land Allocations and Designation policies of the Regulation 18 draft Trafford Local Plan (2025). The IA consists of a Sustainability Appraisal (SA), Equality Impact Assessment (EqIA), Health Impact Assessment (HIA) and Climate Change Risk Assessment (CCRA).

1.2 Trafford Council published a Local Plan Issues Paper in 2018 and a draft Local Plan in 2021 for consultation, both were at Regulation 18 stage. An IA was carried out for the 2021 draft Local Plan referencing the IA Scoping Report 2020.

1.3 Trafford Council is preparing a new draft Local Plan for Regulation 18 stage for public consultation. Once adopted, the Trafford Local Plan will include detailed planning policies, area designations and site allocations for specific types of development to guide and manage the borough's future growth and development needs up to 2042.

1.4 The IA Scoping Report 2020 has been updated by an Addendum for this IA of the draft Local Plan. The Addendum sets out the criteria against which the Local Plan should be assessed, including identifying the type, nature and extent of potential effects that should be considered. Both the Scoping Report 2020 and the Addendum inform this IA of the draft Local Plan 2025.

1.5 The Council consulted on the Strategy, Vision, Objectives and thematic policies of the draft Local Plan from 24 April to 12 June 2025. An IA was also undertaken on these sections of the draft Local Plan and consulted on during the same period.

1.6 Following this consultation, the Scoping Report Addendum was updated to include some additional documents in the list of Relevant Policies, Plans and Programmes. Amendments to the IA framework objectives will not be made at this stage to avoid having two halves of the same Regulation 18 plan being assessed against different sets of objectives.

1.7 The Council intends to consult on the allocations and designations of the draft Local Plan for Regulation 18 stage in Autumn 2025. This IA is on these draft allocations and designations.

1.8 The two parts of the draft Trafford Local Plan will then be joined together into one Local Plan at the publication (Regulation 19) stage and published for public consultation, in advance of submission to the Secretary of State for Examination. Any amendments to the IA framework objectives will be considered for this version of the Local Plan.

1.9 The Local Plan, when adopted, will replace the Trafford Core Strategy (adopted January 2012) and the Revised Trafford Unitary Development Plan (adopted June 2006). Following the adoption of the Local Plan, the Development Plan for Trafford will comprise:

- The Trafford Local Plan;
- Places for Everyone (adopted March 2024);
- The Greater Manchester Joint Waste Plan (adopted April 2012);
- The Greater Manchester Joint Minerals Plan (adopted April 2013);
- Civic Quarter Area Action Plan (adopted January 2023); and
- Any adopted Neighbourhood Plans. This currently includes the Altrincham Town Centre Neighbourhood Business Plan (made November 2017).

1.10 Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). It sets out the number of new homes required, where businesses will locate, identifies strategic allocations and the infrastructure needed to support development.

1.11 PfE sets the high-level strategy and policies and therefore must be read alongside the draft Trafford Local Plan. In some cases, the PfE policies provide guidance and requirements on a particular issue that the draft Trafford Local Plan does not cover. The PfE has been subject to a separate IA process and this IA covers issues related to Trafford that the draft Local Plan addresses. In the assessment of policies, this IA acknowledges where issues have not been addressed by the Local Plan but have been addressed by the PfE.

2.0 The IA Process

2.1 The IA includes four separate but complementary assessments to inform the development of the draft Trafford Local Plan 2025. These are:

- Sustainability Appraisal (SA) - assesses effects of the Local Plan across a range of environmental, social and economic issues.
- Health Impact Assessment (HIA) - assesses effects of the Local Plan on the health and well-being of the population and its ability to access health-related facilities and services. This also addresses equalities issues and has some overlap with Equalities Impact Assessment.
- Equalities Impact Assessment (EqIA) - assesses effects of the Local Plan in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people. EqIA helps identify where we can best promote equality of opportunity.
- Climate Change Risk Assessment (CCRA) - assess the effects of the Local Plan in terms of avoiding, mitigating or minimising the impacts of climate change locally.

2.2 Not forming part of the IA, or this report, a Habitats Regulations Assessment (HRA) will also be conducted separately. The HRA first assesses the potential for the Local Plan to have likely significant effects upon European nature conservation sites, and where that potential exists, ensures the Local Plan will not have adverse impacts on those sites.

2.3 Following this IA of the draft Local Plan, any further versions of the Local Plan will also be subject to IA.

2.4 The Scoping Report and Addendum set an assessment framework for the IA of the Local Plan policies and allocations. The assessment framework has 16 objectives and each objective includes a set of assessment criteria. The objectives and criteria relate to social, environmental and economic sustainability.

2.5 Spatial data has been incorporated into the assessment of the allocations, such as consideration of healthcare facilities, schools, town centres, public transport, greenspace, wildlife designations, flood risk zones, heritage assets, Air Quality Management Zones and Index of Multiple Deprivation (decile 1 contains the 10% most deprived areas nationally, while decile 10 represents the 10% least deprived).

2.6 Specific objectives have been prepared to assess the Local Plan for the EqIA and HIA. Objective 2 relates to equality and deprivation for the EqIA and objective 3 relates to health for the HIA. The CCRA assesses the Local Plan as a whole rather

than being attached to a specific objective. The IA assessment framework setting out the IA objectives is included in Appendix A.

2.7 The results of the EqIA and HIA are summarised in their own sections below. The EqIA includes an assessment of potential impacts of policies upon different equality target groups, which is included in Appendix B.

2.8 The assessment of the effects of Local Plan polices used a matrix, where each policy was analysed against each of the IA objectives and associated assessment criteria. Each policy was scored using the symbols below with positive effects coloured in dark and light green and negative effects coloured in red and orange. Neutral effect was uncoloured and unknown was grey.

Table 1 Symbols and Definitions for IA Framework

Symbol	Definition
++	Major positive effect
+	Positive effect
N	Neutral effect
-	Minor negative effect
--	Major negative effect
U	Unknown at this stage

2.9 Factors considered to determine the strength of a predicted potential effect are listed below.

Table 2 Details Considered in the IA

Issues for consideration	Details
Type of Effect	Positive or Negative Direct or Indirect Cumulative Temporary or Permanent
Magnitude and Spatial Extent	Where will it impact? Will it be within Trafford boundary or outside it? Will it cause trans-boundary issues and impact on adjacent areas or regionally (GM) or nationally? What is the geographical area and size or population likely to be affected?

Issues for consideration	Details
Who it will affect, key groups or communities to be considered include	Old and young people Socio economic groups (variable) Women and men Asylum seekers and refugees Black and ethnic minority people (including Gypsy and Traveller communities) Disabled people Faith communities Lesbian, gay, bisexual and transgender people
Vulnerability of Receptor	Sensitivity of receptors Special natural characteristics/areas or cultural heritage Protected areas Relative importance of the site, whether it is a nationally or internationally important feature or of local significance
Timing and Duration of the Effect	Short-term: 0-4 years Medium-term: 5-9 years Long-term: 10+ years

2.10 The assessment also considers opportunities to mitigate any negative effects or maximise those that were positive. The IA considers whether there are any measures that could be taken to better support the principles of sustainable development or to mitigate any adverse impacts of any proposal.

3.0 Integrated Assessment Outcomes for Each Local Plan Allocation Policy

3.1 The full Integrated Assessment of the draft Local Plan allocations and designations is set out in Appendix C, which shows how each allocation policy was assessed against each of the IA objectives. A summary of the IA outcomes according to each Local Plan allocation policy is provided below. The IA acknowledges where issues have not been addressed by the Local Plan but have been addressed by Places for Everyone. The summary also discusses the potential for alternative approaches where they may exist.

Overarching Allocation Policies

Infrastructure Requirements: Carbon and Energy Infrastructure

3.2 Future infrastructure requirements for district heating networks and/or energy centres are set out at a borough-wide level with specific requirements for the North Locality, South Locality, Central Locality and West Locality. The policy will have a positive effect on air quality, reducing carbon emissions, reducing flood risk and resilience to climate change.

3.3 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Education Infrastructure

3.4 Future infrastructure requirements for education infrastructure are set out at a borough-wide level. This would have a major positive effect on ensuring sufficient access to education for all children. There would be a positive effect on equal access to opportunities, health and wellbeing, improving the qualifications and skills of residents to meet employer's needs, reducing the need for residents to travel elsewhere to access facilities and improved air quality.

3.5 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Health and Social Care Infrastructure

3.6 Future infrastructure requirements for health and social care infrastructure are set out at a borough-wide level. This would have a major positive effect on equal opportunity, promoting access to community facilities and ensuring sufficient access to healthcare. There would be positive effects on reducing the need for residents to travel elsewhere to access facilities and improved air quality.

3.7 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Green and Blue Infrastructure

3.8 Future infrastructure requirements for green and blue infrastructure are set out at a borough-wide level with specific requirements for the North Locality, South Locality, Central Locality and West Locality. This would have a positive effect on encouraging active lifestyles, encouraging active travel, opportunities for residents to use active travel to support their needs, landscape and local character, air quality, protection of special geological sites, drainage and sustaining water quality, contributing to a biodiversity network, reducing carbon emissions, water management and climate change resilience.

3.9 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Transport Infrastructure

3.10 Future infrastructure requirements for transport infrastructure are set out at a borough-wide level with specific requirements for the North Locality, South Locality, Central Locality and West Locality. This would have a major positive effect on health and wellbeing, encouraging sustainable modes of transport and opportunities to use sustainable transport to access community infrastructure. There would be a positive effect on social inclusion and deprivation, economic growth, air quality and reducing greenhouse gas emissions.

3.11 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Electricity Infrastructure

3.12 Future infrastructure requirements for electricity infrastructure are set out at a borough-wide level with specific requirements for the West Locality. This would have a positive effect on supporting development delivery, ensuring the infrastructure essential for growth and investment is delivered and utilities supporting the anticipated scale and distribution of development.

3.13 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Water Infrastructure

3.14 Future infrastructure requirements for water infrastructure are set out at a borough-wide level with specific requirements for the West Locality. This would have a positive effect on supporting housing delivery, ensuring the infrastructure essential to growth and investment is be delivered and utilities supporting the anticipated scale and distribution of development.

3.15 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Sewerage and foul water Infrastructure

3.16 Future infrastructure requirements for sewerage and foul water infrastructure are set out at a borough-wide level with specific requirements for the West Locality. This would have a positive effect on supporting housing delivery, ensuring the infrastructure essential to growth and investment is delivered and utilities supporting the anticipated scale and distribution of development.

3.17 The policy is sustainable and there are no reasonable alternatives.

Infrastructure Requirements: Flooding and Drainage Infrastructure

3.18 Future infrastructure requirements for flooding and drainage infrastructure are set out at a borough-wide level with specific requirements for the North Locality, South Locality, Central Locality and West Locality. This would have a major positive effect on protecting and improving the quality and availability of water resources, reducing flood risk and resilience to the effects of climate change. The support for Sustainable Drainage Systems would potentially have a positive impact on the landscape character and biodiversity.

3.19 The policy is sustainable and there are no reasonable alternatives.

Policy A1: Allocation Design Principles

3.20 The policy requires design principles for all allocations and broad locations. These include well designed and high-quality development, landscape-led design, high-quality public realm, Active Design principles, achieving BREEAM rating of 'Very Good', sustainable drainage and requirements for tall buildings. This would have a major positive effect on townscape and landscape, protecting and improving the quality and availability of water resources, and reducing flood risk. There would be positive effect on quality of housing, promoting physical activity and wellbeing, championing the use of sustainable transport modes for all, availability for residents to use access travel to meet their needs, conservation of the historic environment, air quality, biodiversity, reducing greenhouse gas emissions and resilience to the effects of climate change.

3.21 The policy is sustainable and there are no reasonable alternatives.

Policy A2: A65 Broad Development Location

3.22 The policy sets out principles for when residential-led development proposals within the A56 broad location will be supported. This includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality

attenuation. This would have a major positive effect on delivering a range of dwelling sizes and types to meet identified housing need. There would be positive effects on reducing deprivation, health and wellbeing, economic growth, sustainable modes of transport, opportunities for public transport and active travel to meet people's needs, quality of the built environment, conserving land and soils, biodiversity and resilience to the effects of climate change.

3.23 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

Policy AB1: Cavendish House, Cross Street, Sale

3.24 The Policy allocates 47 dwellings at Cavendish House, Cross Street, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.25 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.26 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, avoid the risk of contamination during construction and protection and enhancement of biodiversity features.

Policy AB2: Charter House, Woodlands Road, Altrincham

3.27 The Policy allocates 26 dwellings at Charter House, Woodlands Road, Altrincham. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality

attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.28 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on heritage and water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.29 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, avoid the risk of contamination during construction and protection and enhancement of biodiversity features.

Policy AB3: Citygate 1 and 2, Cross Street, Sale

3.30 The Policy allocates 65 dwellings at Citygate 1 and 2, Cross Street, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.31 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.32 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, avoid the risk of contamination during construction, retain high value trees bordering the site, and protection and enhancement of biodiversity features.

Policy AB4: Crossgate House, Cross Street, Sale

3.33 The Policy allocates 50 dwellings at Crossgate House, Cross Street, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.34 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.35 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, avoid the risk of contamination during construction, retain high value trees bordering the site, and protection and enhancement of biodiversity features.

Policy AB5: Dunham House, Cross Street, Sale

3.36 The Policy allocates 17 dwellings at Dunham House, Cross Street, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.37 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects, it should be ensured that these are applied.

3.38 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, proposals must be informed by a Heritage Assessment, avoid the risk of contamination during construction, retain high value trees bordering the site, and protection and enhancement of biodiversity features.

Policy AB6: Marshall House, Cross Street, Sale

3.39 The Policy allocates 16 dwellings at Marshall House, Cross Street, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation. There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape character, conserving soil and land, and resilience to the predicted effects of climate change.

3.40 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.41 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, proposals must be informed by a Heritage Assessment, avoid the risk of contamination during construction, retain high value trees bordering the site, and protection and enhancement of biodiversity features.

Policy AB7: Stafford Court, Washway Road, Sale

3.42 The Policy allocates 38 dwellings at Stafford Court, Washway Road, Sale. Development at the site should be in accordance with Policy A2: A56 Broad Development Location, which includes support for being located on previously developed land, meeting identified housing need, provision for affordable housing, a minimum density of 120 dph, providing sustainable transport, low car developments, green buffers, open spaces and appropriate noise and air quality attenuation.

3.43 There would be a positive effect on meeting housing needs, deprivation, social inclusion, health and wellbeing, economic growth, sustainable transport, opportunities for residents to use sustainable travel to meet needs, townscape

character, conserving soil and land, and resilience to the predicted effects of climate change.

3.44 There is potential for a negative effect on air quality, biodiversity, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.45 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, require new housing to be well served by utilities and digital infrastructure, proposals must be informed by a Heritage Assessment, avoid the risk of contamination during construction, retain high value trees bordering the site, and protection and enhancement of biodiversity features.

Policy A3: Trafford Town Centre Broad Development Locations

3.46 The Policy supports residential-led development proposals within town centres which are located on previously developed land, meet identified housing need, make provision for affordable housing, deliver minimum density of 120 dph, incorporate non-residential uses at ground floor, improve sustainable transport infrastructure, achieve low car developments, incorporate green buffers, provide green and open spaces, incorporate noise and air quality measures and establish mobility hubs.

3.47 This would have a major positive effect on meeting housing needs. There would be positive effects on reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, built environment quality, conserving land and soils, biodiversity and resilience to climate change.

3.48 There is potential for negative effects on air quality, sustainable consumption of resources and carbon emissions. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.49 The policy is sustainable and there are no reasonable alternatives.

Policy A4: Empress Regeneration Area Broad Location

3.50 The Policy requires development proposals within the Empress Regeneration Area to be in accordance with policies on the Hadfield Street industrial Area, meet identified housing need, make provision for affordable housing, deliver minimum density of 120 dph, improve sustainable transport infrastructure, achieve low car developments, incorporate green buffers, provide green and open spaces, high-

quality design which responds sympathetically to the Empress Conservation Area, preserve and enhance historic and industrial fabric of the area and incorporate noise and air quality measures.

3.51 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, wellbeing, economic growth, sustainable transport, access to community facilities, built environment quality, conserving land and soils, biodiversity and resilience to climate change.

3.52 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality; and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.53 It is suggested requiring that proposals must be informed by a Heritage Assessment.

Proposed Open Spaces

3.54 Sites for open space, outdoor sports and recreation facilities across Trafford are identified for protection and any loss will be resisted. They are protected under Local Plan Policy OS1: Open Space and Policy OS2: Outdoor Sports and Recreation Facilities and Provision.

3.55 These two policies are in the thematic policies section of the Local Plan and were assessed by the Integrated Appraisal in April 2025. An assessment of each protected open space is not needed because their effects have been covered by the assessment of the two overarching policies.

3.56 The proposed open spaces come under these typologies:

- Allotments
- Amenity greenspace
- Cemetries and churchyards
- Natural and semi-natural green space
- Outdoor sports provision
- Parks and gardens and recreation ground
- Provision for children and teenagers
- School playing fields

3.57 The protection of open space, outdoor sports and recreation facilities would help support new development by providing opportunities for outdoor recreation for new residents. This would have positive effects on access to community facilities, equality of access to open spaces, health, active travel, landscape character, heritage, air quality, land resources, water quality, biodiversity, reducing flood risk and resilience to climate change.

Trafford North Allocation Policies

Policy AN1: Wharfside

3.58 The Policy supports major redevelopment and regeneration of Wharfside, providing a minimum of 15,000 new homes, with 8,000 delivered within the plan period, alongside a new world class football stadium and new commercial, retail and leisure floorspace.

3.59 Development will be required to be in accordance with a site-wide masterplan, meet housing needs, a minimum of 25% affordable housing, meet set densities, incorporate commercial/employment/retail/leisure/community uses, connect to/provide a Heat Energy Network, provide an energy centre, improve active travel and permeability, deliver public transport infrastructure, incorporate minimum levels of car and cycle parking, provide social infrastructure, deliver a publicly accessible park, create a substantive linear area of public realm and have regard to heritage assets.

3.60 There would be a major positive effect on meeting housing needs, sustainable transport, access to community facilities, reducing deprivation and promoting social inclusion. There would be a positive effect on , health and wellbeing, access to community facilities, economic growth, townscape quality, conserving land and soils, and resilience to climate change.

3.61 There is potential for a negative effect on air quality, sustainable consumption of resources, greenhouse gas emissions and flood risk. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.62 It is suggested that the Policy includes specific groups to meet identified housing needs in the local area, include the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, have a design code/development brief, avoid the risk of contamination during construction, specify that on-site energy centre should be focused on renewable energy and specify that site flood risk must be addressed.

Policy AN2: The Civic Quarter

3.63 The Policy allocates the Civic Quarter for major regeneration that will provide a new residential neighbourhood of approximately 4,000 new homes (with 3,250 delivered within the plan period), together with commercial, leisure and community facilities, accessible public realm and publicly accessible green space, and substantial improvements to both public transport and active travel infrastructure.

3.64 Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 170 dwellings per hectare, deliver 50,000 sqm of new office and commercial floorspace, provide visitor accommodation, connect to/provide passive provision for a Heat Energy Network, improve sustainable transport infrastructure, incorporate minimum levels of car and cycle parking, provide community facilities, provide publicly accessible open space, create active ground floor frontages and responds sympathetically to heritage assets.

3.65 There would be a major positive effect on meeting housing needs, sustainable transport access to community facilities, reducing deprivation, promoting social inclusion, and economic growth. There would be a positive effect on health and wellbeing, access to community facilities, townscape quality, conserving land and soils, and resilience to climate change.

3.66 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.67 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, make reference specific groups to meet housing needs, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, ensure the Civic Quarter Area Action Plan coordinates development, require Heritage Assessments and avoid the risk of contamination during construction.

Policy AN3: Trafford Waters

3.68 The Policy allocates Trafford Waters for a major new mixed-use development that will provide a new residential neighbourhood of approximately 3,000 new homes, together with 80,000 sqm office floorspace, commercial, leisure and community facilities, accessible public realm and publicly accessible green space, and substantial improvements to both public transport and active travel infrastructure.

3.69 Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 125 dwellings per hectare, deliver 80,000 sqm of new office

floorspace and 6,700 sqm of commercial floorspace, connect to/provide passive provision for a Heat Energy Network, improve sustainable transport infrastructure, incorporate minimum levels of car and cycle parking, deliver a new primary school, make provision for a health centre, provide publicly accessible open space and have regard to heritage assets.

3.70 There would be a major positive effect on meeting housing needs access to community facilities, reducing social deprivation, promoting social inclusion, and economic growth. There would be a positive effect on health and wellbeing, sustainable transport, conserving land and soils, and resilience to climate change.

3.71 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity, greenhouse gas emissions and flood risk. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.72 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, include provision for public transport improvements, ensure new provision is accessible for all and considered throughout future masterplanning, require a design code or development brief, further investigation into how impact on grade 2 and 3 agricultural land could be avoided, consider how development of brownfield could be encouraged, avoid the risk of contamination during construction, include protection and enhancement of biodiversity, ensure no net loss of carbon sequestering habitats and specify that flood risk must be addressed.

Policy AN4: Pomona

3.73 The Policy allocates land at Pomona for a new residential-led neighbourhood of a minimum of 2,300 new homes (with around 2,000 in the plan period), commercial and community uses to support local needs and accessible public realm and publicly accessible green space.

3.74 Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 125 dwellings per hectare, provide commercial uses capable of meeting local needs, connect to/provide passive provision for a district heating system, improve sustainable transport infrastructure, incorporate minimum levels of car and cycle parking, provide publicly accessible open space, deliver an active green link, have regard to heritage assets and contribute towards additional utility capacity.

3.75 There would be a major positive effect on meeting housing needs, reducing deprivation, promoting social inclusion and sustainable transport. There would be a

positive effect on health and wellbeing, economic growth, sustainable transport, conserving land and soils, and resilience to climate change.

3.76 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity, greenhouse gas emissions and flood risk. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.77 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local digital infrastructure network, ensure any new provision is accessible to all, new provision is accessible for all and considered throughout future masterplanning, develop a design code or development brief, require a Heritage Assessment, avoid the risk of contamination during construction, include protection and enhancement of biodiversity, ensure no net loss of carbon sequestering habitats and specify that flood risk must be addressed.

Policy AN5: Stretford Mall, Chester Road

3.78 The Policy allocates Stretford Mall for major redevelopment that will create a new mixed use town centre encompassing approximately 750 new homes, office and commercial floorspace, leisure and community facilities, incorporate minimum levels of car and cycle parking, and accessible public realm and publicly accessible green space.

3.79 Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 70 dwellings per hectare, deliver up to 13,000 sqm of commercial, business and services floorspace, deliver up to 2,800 sqm to drinking establishment, connect to/provide passive provision for a district heating system, provide up to 720 sqm of learning and non-learning institutions, provide up to 2,400 sqm of local community use, provide 9,000 sqm of public realm, deliver a new publicly accessible park, improve public realm and have regard to heritage assets.

3.80 There would be a major positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, economic growth, access to community facilities, sustainable transport, and townscape character. There would be a positive effect on health and wellbeing, conserving land and soils, and resilience to climate change.

3.81 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.82 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, new provision is accessible for all and considered throughout future masterplanning, develop a design code or development brief, require a Heritage Assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN6: Land West of Skerton Road, Old Trafford

3.83 The Policy allocates land west of Skerton Road for approximately 540 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 280 or 200 dwellings per hectare, deliver up to 13,000 sqm of commercial, business and services floorspace, connect to/provide passive provision for a district heating system, incorporate minimum levels of car and cycle parking, provide new areas of on-site accessible public realm and publicly accessible green space, and establish high visual design standards.

3.84 There would be a major positive effect on meeting housing needs, reducing deprivation and promoting social inclusion. There would be a positive effect on health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character, conserving land and soils, and resilience to climate change.

3.85 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.86 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a Heritage Assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN7: 499 Chester Road, Old Trafford

3.87 The Policy allocates land at 499 Chester Road, Old Trafford for approximately 540 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 200 dwellings per hectare, connect to/provide passive provision for a district heating system, incorporate minimum levels of car and cycle parking, provide new areas of on-site accessible public realm and publicly accessible green space' and achieve high-quality design standards which responds sympathetically to the adjacent Empress Conservation Area.

3.88 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character, conserving land and soils, and resilience to climate change.

3.89 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.90 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a Heritage Assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN8: 88-118 Chorlton Road, Old Trafford

3.91 The Policy allocates land at 88-118 Chester Road, Old Trafford for a minimum of 188 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 150 dwellings per hectare, connect to/provide passive provision for a district heating system, connect to existing active travel infrastructure, incorporate minimum levels of car and cycle parking, provide new areas of on-site accessible public realm and publicly accessible green space, and ensure the design incorporates active frontages and good permeability.

3.92 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character, conserving land and soils, and resilience to climate change.

3.93 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.94 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a Heritage Assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN9: Land Off Bold Street, Old Trafford

3.95 The Policy allocates land off Bold Street, Old Trafford for a minimum of 150 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 50 dwellings per hectare, respond well to Merlin Park, incorporate minimum levels of car and cycle parking, provide active travel links with high frequency bus routes and contribute to new areas of on-site accessible public realm and publicly accessible green space.

3.96 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character, conserving land and soils, and resilience to climate change.

3.97 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects, it should be ensured that these are applied.

3.98 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a Heritage Assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN10: Land Off Brixham Road, Old Trafford

3.99 The Policy allocates land on Brixham Road, Old Trafford for a minimum of 135 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, deliver 150 dwellings per hectare, provide active travel links, incorporate sufficient open space and provide appropriate noise mitigation for the Metrolink line.

3.100 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.101 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.102 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN11: Site of former Stretford Memorial Hospital

3.103 The Policy allocates the site of former Stretford Memorial Hospital for a minimum of 60 new homes. Development will be required to meet housing needs, a minimum of 25% affordable housing, provide active travel links, not compromise delivery of the Seymour Grove cycle scheme and respect the setting of the former Stretford Memorial Hospital.

3.104 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.105 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.106 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, add provision of green space, consider the ability of the local utilities/digital infrastructure network, require a design code or brief, retain high value trees, ensure any new provision is accessible to all, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN12: Land at Christie Road, Stretford

3.107 The Policy allocates land at Christie Road, Stretford for a minimum of 60 new homes. Development will be required to be at 150 dwellings per hectare, meet housing needs, provide a minimum of 25% affordable housing, provide active travel infrastructure, consider the Bridgewater Canal frontage and have regard to surrounding designated assets.

3.108 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.109 There is potential for a negative effect on air quality, sustainable consumption of resources, greenhouse gas emissions and flood risk. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.110 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, add provision of green space, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, avoid the risk of contamination during construction, include protection and enhancement of biodiversity, and specify that flood risk must be addressed and mitigated.

Policy AN13: Lacy Street, Stretford

3.111 The Policy allocates land at Lacy Street, Stretford for a minimum of 55 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, provide sustainable transport links, have high HPC rating, connect to an existing or planned heat/energy network, have regard to the Bridgewater Canal and open up access to the canal.

3.112 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.113 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.114 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction, include protection and enhancement of biodiversity and retain high value trees.

Policy AN14: 332-340 Chester Road

3.115 The Policy allocates land at 332-240 Chester Road for 31 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health

facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.116 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.117 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.118 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN15: Greatstone Hotel

3.119 The Policy allocates land at Greatstone Hotel for 30 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.120 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.121 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.122 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure

network, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction and include protection and enhancement of biodiversity.

Policy AN16: Land at Avondale Road

3.123 The Policy allocates land at Avondale Road for 28 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.124 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.125 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.126 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, avoid the risk of contamination during construction, retain high value trees and include protection and enhancement of biodiversity.

Policy AN17: Former Boat Yard, Edge Lane

3.127 The Policy allocates land at Former Boat Yard, Edge Lane for 28 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.128 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable

transport, access to community facilities, townscape character and conserving land and soils.

3.129 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.130 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, mitigate effects of noise from the Metrolink line, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction, retain high value trees and include protection and enhancement of biodiversity.

Policy AN18: Former Vehicle Repair Workshop, Green Street

3.131 The Policy allocates land at Former Vehicle Repair Workshop, Green Street for 28 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.132 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.133 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.134 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction, retain high value trees and include protection and enhancement of biodiversity.

Policy AN19: Former Northumberland Public House, Chester Road

3.135 The Policy allocates Former Northumberland Public House, Chester Road for 20 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.136 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.137 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity, greenhouse gas emissions and flood risk. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.138 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, require a heritage assessment, avoid the risk of contamination during construction, retain high value trees and specify that flood risk must be addressed.

Policy AN20: York House, 1 Bridgenorth Avenue

3.139 The Policy allocates AN20 York House, 1 Bridgenorth Avenue for 18 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.140 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.141 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.142 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all and avoid the risk of contamination during construction.

Policy AN21: Essoldo Cinema

3.143 The Policy allocates AN21 Essoldo Cinema, Edge Lane for 10 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.144 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.145 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality; and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.146 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, require the Essoldo building to be sensitively converted, require a heritage assessment, ensure any new provision is accessible to all and avoid the risk of contamination during construction.

Policy AN22: Robin Hood Hotel, 125 Barton Road

3.147 The Policy allocates AN22 Robin Hood Hotel, 125 Barton Road for 15 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements,

provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.148 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.149 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.150 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, retain the former public house building, ensure any new provision is accessible to all and avoid the risk of contamination during construction.

Policy AN23: Trafford Park Hotel

3.151 The Policy allocates Trafford Park Hotel for 15 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.152 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.153 There is potential for a negative effect on air quality, sustainable consumption of resources and greenhouse gas emissions. The effect on water management and quality, and heritage is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.154 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure

network, retain the former hotel building, require a heritage assessment, ensure any new provision is accessible to all and avoid the risk of contamination during construction.

Policy AN24: Land between 182/182a Park Road

3.155 The Policy allocates land between 182/182a Park Road for 13 new homes. Development will be required to meet housing needs, provide a minimum of 25% affordable housing, connect to an existing or planned heat/energy network for sites located within opportunity areas, provide sustainable transport improvements, provide parking provision with regard to site's location, provide education and health facilities in accordance with policy, protect and enhance existing green infrastructure, provide open space in accordance with policy, be designed around a landscape led strategy and consider the extraction of viable mineral resources.

3.156 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, access to community facilities, townscape character and conserving land and soils.

3.157 There is potential for a negative effect on air quality, sustainable consumption of resources, biodiversity, flood risk and greenhouse gas emissions. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.158 It is suggested that the Policy include specific groups to meet identified housing needs in the local area, consider the ability of the local utilities/digital infrastructure network, ensure any new provision is accessible to all, retain high value trees, include protection and enhancement of biodiversity, avoid the risk of contamination during construction and specify that flood risk is addressed.

Policy AN25: Land to East and West of A5181 (Kelloggs Plant) Park Road, Trafford Park

3.159 The Policy allocates Land to East and West of A5181 (Kelloggs Plant) Park Road, Trafford Park for 45,000 sqm for industrial and warehousing uses. Development at the site will be required to improve sustainable transport, be accompanied by a travel plan, improve public realm, incorporate a Sustainable Drainage System, provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.160 There would be a major positive effect on economic growth. There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.161 There is potential for a negative effect on air quality, sustainable consumption of resources and flood risk. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.162 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, ensure effective implementation of energy performance standards and specify that flood risk is addressed.

Policy AN26: Site of Tenmat, Ashburton Road, Trafford Park

3.163 The Policy allocates site of Tenmat, Ashburton Road, Trafford Park for 20,000 sqm for industrial and warehousing uses. Development at the site will be required to improve sustainable transport, be accompanied by a travel plan, improve public realm, incorporate a Sustainable Drainage System, provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.164 There would be a major positive effect on economic growth. There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.165 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.166 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of

contamination during construction and ensure effective implementation of energy performance standards.

Policy AN27: Site of SCA Hygiene Products, Trafford Park Road, Trafford Park

3.167 The Policy allocates site of SCA Hygiene Products, Trafford Park Road, Trafford Park for 10,800 sqm for industrial and warehousing uses. Development at the site will be required to improve sustainable transport, be accompanied by a travel plan, improve public realm, incorporate a Sustainable Drainage System, provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.168 There would be a major positive effect on economic growth. There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.169 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.170 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction and ensure effective implementation of energy performance standards.

Policy AN28: 125 Trafford Park Road, Trafford Park

3.171 The Policy allocates 125 Trafford Park Road, Trafford Park for 4,140 sqm for industrial and warehousing uses. Development at the site will be required to provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.172 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.173 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.174 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction and ensure effective implementation of energy performance standards.

Policy AN29: 10 Tenax Road, Trafford Park

3.175 The Policy allocates 10 Tenax Road, Trafford Park for 3,570 sqm for industrial and warehousing uses. Development at the site will be required to, provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.176 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.177 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.178 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN31: Former Builders Yard, First Avenue, Trafford Park

3.179 The Policy allocates Former Builders Yard, First Avenue, Trafford Park for 3,045 sqm for industrial and warehousing uses. Development at the site will be required provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener

Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.180 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.181 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.182 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN32: Former Trafford Bakery, Ashburton Road West, Trafford Park

3.183 The Policy allocates Former Trafford Bakery, Ashburton Road West, Trafford Park for 2,758 sqm for industrial and warehousing uses. Development at the site will be required provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.184 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.185 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.186 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN33: F and G Commercials, Trafford Park Road

3.187 The Policy allocates AN33 F and G Commercials, Trafford Park Road for 2,338 sqm for industrial and warehousing uses. Development at the site will be required provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.188 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.189 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.190 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN34: Unit 24 Severnside Trading Estate, Trafford Park

3.191 The Policy allocates Unit 24 Severnside Trading Estate, Trafford Park for 1,319 sqm for industrial and warehousing uses. Development at the site will be required provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.192 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.193 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects, it should be ensured that these are applied.

3.194 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN36: Trafford Park: AN36 Former Washington Mills Electro Minerals, Trafford Park

3.195 The Policy allocates Trafford Park: AN36 Former Washington Mills Electro Minerals, Trafford Park for 1,050 sqm for industrial and warehousing uses. Development at the site will be required provide high quality design, connect to/provide a Heat and Energy Network, off-set carbon generating uses, incorporate minimum levels of parking, achieve a Greener Trafford Park, have regard to heritage assets, have regard to Trafford Ecology Park and provide an enhanced waterside environment.

3.196 There would be a positive effect on meeting housing needs, reducing deprivation, promoting social inclusion, health and wellbeing, economic growth, sustainable transport, townscape character, conserving land and soils and biodiversity.

3.197 There is potential for a negative effect on air quality and sustainable consumption of resources. There would initially be negative effect on greenhouse gas emissions but there would be a positive effect in the long term because of decarbonisation of Trafford Park. The effect on water management and quality is unknown. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.198 It is suggested that the Policy include consideration of the ability of the local utilities/digital infrastructure network, effective monitoring of Air Quality Management Areas and measures to improve air quality, avoid the risk of contamination during construction, retain high value trees and ensure effective implementation of energy performance standards.

Policy AN37: 2 Brindley Road

3.199 This policy allocates 2 Brindley Road a minimum of 19,000 sqm of B2/B8 floorspace. The development will be required to respond sensitively to the Empress Conservation Area, incorporate noise mitigation, minimum levels of car parking, cycle parking and make a financial contribution to improved public transport.

3.200 The policy would have major positive effects on economic growth and positive effects on housing provision in appropriate locations, reducing deprivation, improving health and wellbeing, access to sustainable transport and utilities, landscape, townscape and character, and protecting land and soils.

3.201 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.202 It is suggested that the policy considers the ability of utilities and digital infrastructure to support development, proposals must be informed by heritage assessments, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN38: Land at the Bridgewater Centre

3.203 This policy allocates land at the Bridgewater Centre a minimum of 17,850 sqm of B2/B8 floorspace. Development will be required to respond sensitively to the Bridgewater Canal, connect to a district heating system, incorporate minimum levels of car and cycle parking and make an appropriate financial contribution to improved public transport.

3.204 The policy would have major positive effects on economic growth and positive effects on housing provision in appropriate locations, reducing deprivation, improving health and wellbeing, access to sustainable transport and utilities, and protecting land and soils.

3.205 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.206 It is suggested that the policy considers the ability of utilities and digital infrastructure to support development, proposals must be informed by heritage assessments, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN39: Land south of Taylor Road

3.207 This policy allocates land south of Taylor Road a minimum of 14,000 sqm of B2/B8 floorspace. Development will be required to connect to a district heating system, incorporate minimum levels of car and cycle parking and make an appropriate financial contribution to improved public transport.

3.208 The policy would have major positive effects on economic growth and positive effects on housing provision in appropriate locations, reducing deprivation, improving health and wellbeing, access to sustainable transport and utilities, and protecting land and soils.

3.209 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.210 It is suggested that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN40: Land west of Trafford Boulevard

3.211 This policy allocates land west of Trafford Boulevard around 12,000 sqm of office floorspace. Development should provide modern, adaptable offices, in blocks up to 10 storeys, connect to a district heating system, incorporate minimum levels of car and cycle parking and make an appropriate contribution to improved public transport.

3.212 There would be major positive effects on economic growth and positive effects on housing provision in appropriate locations, reducing deprivation, improving health and wellbeing, access to sustainable transport and utilities and protecting land and soils.

3.213 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.214 It is suggested that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN41: Land at Moss Vale Crescent

3.215 This policy allocates land at Moss Vale Crescent approximately 5,000 sqm of office floorspace. Development will be required to provide modern, adaptable offices, in blocks of a maximum of 5 storeys, establish green links and soft landscaping along

road frontages, prioritise urban greening and enable sustainable transport connections to Trafford Park and the Trafford Centre.

3.216 There would be positive effects on housing provision in appropriate locations, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, conserving landscape and townscape, protecting land and soils, and ensuring climate change resilience.

3.217 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption, per capita greenhouse gas emissions and flood risk. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.218 It is suggested that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, avoiding contamination risk, retaining high value trees, implementing energy performance standards and ensuring that flood risk is addressed and mitigated.

AN42: Former Event City, Barton Dock Road

3.219 The Former Event City, Bartin Dock Road is a 12.23-hectare site allocated for leisure floorspace in the Trafford Centre Rectangle. Development should connect into a district heating system, incorporate minimum levels of car and cycle parking, incorporate walking and cycling routes, and make financial contributions to improved public transport and local highway works.

3.220 The policy would have positive effects on economic growth, access to sustainable transport and utilities, and protecting land and soils.

3.221 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving landscape and townscape and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.222 It is recommended that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN43: Former Container Base, Barton Dock Road

3.223 Former Container Base, Barton Dock Road is a 4.67-hectare site allocated for leisure floorspace in the Trafford Centre Rectangle. Development should connect into a district heating system, incorporate minimum levels of car and cycle parking, incorporate walking and cycling routes, and make financial contributions to improved public transport and local highway works.

3.224 The policy would have positive effects on economic growth, access to sustainable transport and utilities, and protecting land and soils.

3.225 There would be potentially negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving landscape and townscape and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.226 It is recommended that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, avoiding contamination risk, retaining high value trees and implementing energy performance standards.

Policy AN44: Land at Car Park 7

3.227 Land at Car Park 7 is a 3.73-hectare site allocated for leisure floorspace in the Trafford Centre Rectangle. Development should connect into a district heating system, incorporate minimum levels of car and cycle parking, incorporate walking and cycling routes, and make financial contributions to improved public transport and local highway works.

3.228 The policy would have positive effects on economic growth and access to sustainable transport and utilities.

3.229 There would be potentially negative effects on air quality, protecting land and soils, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving landscape and townscape and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.230 It is recommended that the policy considers the ability of utilities and digital infrastructure to support development, measures to improve air quality, how impact on grade 2 and 3 agricultural land could be avoided, how development of derelict land and buildings could be encouraged, avoiding contamination risk, compensating

for woodland loss, protecting and enhancing biodiversity features and implementing energy performance standards.

Trafford South Allocation Policies

Policy AS1: Land at Oakfield Road, Altrincham

3.231 The Policy allocates land at Oakfield Road, Altrincham a minimum of 180 dwellings and up to 3,900 sqm of office space. Development at the site will be required to deliver a range of dwelling sizes and types, affordable housing and development at a density of around 140 dph. Development should connect to or provide a heat and energy network. It should maximise connectivity to Altrincham Town Centre by active and sustainable travel modes. Development should deliver high-quality green infrastructure and contribute to the creation of new areas of on-site publicly accessible open space.

3.232 There would be major positive effects on access to sustainable transport and utilities, and conserving and enhancing landscape, townscape and character. There would be positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to community facilities, protecting land and soils, and ensuring climate change resilience.

3.233 There is potential for a negative effect on air quality, biodiversity and nature conservation, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving and enhancing the historic environment, and protecting and improving the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.234 It is recommended that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, requires development proposals to be informed by comprehensive Heritage Assessments, avoiding contamination risk, and requires the retention of high value trees on the site. Due to the scale and prominence of the site, a design code or development brief is recommended that there is coordinated development that conserves and enhances townscape character.

Policy AS2: New Street, Altrincham

3.235 This policy allocates land at New Street, Altrincham a minimum of 88 dwellings. Development must deliver a range of dwelling sizes and types, affordable housing, a density of around 140 dph and connect to a heat and energy network. Development should prioritise the provision of walking, wheeling and cycling on site, ensuring connectivity to Altrincham town centre. Development should enable and

contribute to the creation and provision of new areas of on-site open space, achieve a high-quality, locally distinctive design and incorporate suitable noise attenuation measures.

3.236 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport, access to community facilities, conserving and enhancing landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.237 There is potential for negative effects on air quality, biodiversity and nature conservation, sustainable resource consumption, and per capita greenhouse gas emissions. There would be unknown effects on conserving and enhancing the historic environment and protecting and improving the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.238 It is suggested that this policy considers housing provision for specific groups, considers the ability of utilities and digital infrastructure to support development, requires development proposals to be informed by comprehensive Heritage Assessments, considers avoiding contamination risk, and requires the retention of high value trees.

Policy AS3: Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham

3.239 This policy allocates land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham a minimum of 88 dwellings and approximately 4,000sqm of leisure, commercial and community use floorspace. Development should deliver a range of dwelling sizes and types, affordable housing, deliver development at a density of around 140 dph, and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling, ensuring connectivity to Altrincham town centre. Development should enable and contribute to the creation and provision of new areas of on-site open space, deliver high-quality green infrastructure, and achieve a high-quality, locally distinctive design.

3.240 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving and enhancing landscape, townscape and character, protecting land and soils, conserving biodiversity, and ensuring climate change resilience.

3.241 There is potential for negative effects on air quality, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be

unknown effects on conserving and enhancing the historic environment and protecting and improving the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.242 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, requires development proposals to be informed by comprehensive Heritage Assessments, considers avoiding contamination risk and ensures high value trees are retained.

Policy AS4: Land at Moss Lane, Balmoral Road, Altrincham

3.243 This policy allocates land at Moss Lane, Balmoral Road, Altrincham approximately 86 dwellings. Development must deliver a range of dwelling sizes and types, affordable housing, a density of around 120 dph and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling on site and ensure connectivity to Altrincham town centre. Development should contribute to new open space and deliver high-quality green infrastructure. Development should deliver a mixture of housing and apartment blocks of no higher than four storeys in height.

3.244 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to community facilities, conserving and enhancing landscape, townscape and character, protecting soils, conserving biodiversity and ensuring climate change resilience.

3.245 There is potential for negative effects on air quality, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown impacts on conserving and enhancing the historic environment and protecting and improving the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.246 It is suggested that this policy considers housing provision for specific groups, ability of utilities and digital infrastructure to support development, requires development proposals to be informed by comprehensive Heritage Assessments, considers avoiding contamination risk, and ensures high value trees are retained.

Policy AS5: Mansion House, Altrincham

3.247 This policy allocates land at Mansion House, Altrincham a minimum of 41 dwellings. Development will be required to deliver a range of dwelling sizes and types, affordable housing, deliver development at an appropriate density for the location and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development

should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets.

3.248 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.249 There is potential for negative effects on air quality, conserving biodiversity, sustainable resource consumption, and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving and enhancing the historic environment and protecting and improving the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.250 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, avoiding contamination risk and ensures high value trees are retained.

Policy AS6: Land at Mayors Road, Manor Road, Altrincham

3.251 This policy allocates land at Mayors Road, Manor Road, Altrincham a minimum of 34 dwellings. Development will be required to deliver a range of dwelling sizes and types, affordable housing, an appropriate density and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets.

3.252 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.253 There is potential for negative effects on air quality, conserving biodiversity, promoting sustainable resource consumption, and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving and enhancing the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.254 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, avoiding contamination risk, and ensures high value trees are retained.

Policy AS7: Bridge Works, Altrincham

3.255 This policy allocates land at Bridge Works, Altrincham a minimum of 32 dwellings and 800sqm of office space. Development will be required to deliver a range of dwelling sizes and types, affordable housing, an appropriate density and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets.

3.256 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.257 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.258 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, avoiding contamination risk and ensures high value trees are retained.

Policy AS8: Trafalgar House, Altrincham

3.259 This policy allocates land at Trafalgar House, Altrincham a minimum of 31 dwellings. Development will be required to deliver a range of dwelling sizes and types, affordable housing, an appropriate density and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets.

3.260 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable

transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.261 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.262 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, contamination risk and ensures high value trees are retained.

Policy AS9: The Pelican Inn, Altrincham

3.263 This policy allocates land at the Pelican Inn, Altrincham a minimum of 27 dwellings. Development will be required to deliver a range of dwelling sizes and types, affordable housing, deliver an appropriate density and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets, including on-site buildings such as the Pelican Inn, which should be protected and restored.

3.264 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.265 There is potential for negative effects on air quality, conserving biodiversity, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.266 It is suggested that this policy considers housing provision for specific groups, the ability of utilities and digital infrastructure to support development, avoiding contamination risk and ensures high value trees are retained.

Policy AS11: Hare and Hounds Public House, Timperley

3.267 This policy allocates land at Hare and Hounds Public House, Timperley a minimum of 20 dwellings. Development will be required to deliver a range of dwelling sizes and types, affordable housing, deliver an appropriate density and connect to a heat and energy network. Development should prioritise walking, wheeling and cycling. The site should achieve a low car development. Development should deliver high-quality green infrastructure and protect and enhance nearby natural environment assets. Development should have regard to designated and non-designated heritage assets, including on-site buildings which should be protected and restored.

3.268 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, conserving landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.269 There is potential for negative effects on air quality, conserving biodiversity, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.270 It is suggested that this policy considers housing provision for specific groups, support for sustainable modes of transport, the ability of utilities and digital infrastructure to support development, avoiding contamination risk and ensures high value trees are retained.

Policy AS12: Land at Dairyhouse Lane, Broadheath

3.271 This policy allocates land at Dairyhouse Lane, Broadheath a minimum of 12,040 sqm of industrial and warehousing floorspace. The development should connect to a heat or energy network. It should also facilitate improvements to active travel routes. Development should have a landscape-led scheme and should include appropriate landscape buffers to strengthen the Green Belt boundary. Development should retain and have regard to non-designated heritage assets.

3.272 There would be major positive effects on economic growth and job creation. There would be positive effects on housing provision in appropriate locations to accommodate the needs of residents, reducing deprivation, supporting improved health and wellbeing, ensuring access to sustainable transport and utilities and ensuring climate change resilience.

3.273 There is potential for negative effects on landscape, townscape and the character of the borough, air quality, protecting land and soils, conserving biodiversity, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.274 It is suggested that this policy considers improved public transport connections, the ability of utilities and digital infrastructure to support development, measures to improve air quality, how impact on grade 2 agricultural land could be avoided, how development of derelict land, properties, buildings and infrastructure could be encouraged, avoiding contamination risk, compensating for woodland loss, ensuring no net loss of carbon sequestering habitat, protecting and enhancing biodiversity features, and ensuring implementation of energy performance standards.

Policy AS13: Land at Rose Cottage, Broadheath

3.275 This policy allocates land at Rose Cottage, Broadheath two gypsy, traveller and travelling showpeople pitches. Development should maximise retention of good quality trees, reflect the special qualities of adjacent landscape character areas, deliver high quality green infrastructure and retain and have regard to non-designated heritage assets.

3.276 The policy would have positive effects on housing provision, reducing deprivation, supporting improved health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities and ensuring climate change resilience.

3.277 There is potential for negative effects on landscape, townscape and character, air quality, protecting land and soils, conserving biodiversity, sustainable resource consumption and reducing per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.278 It is suggested that this policy considers improved public transport connections, the ability of utilities and digital infrastructure to support development, refers to the Grade II Listed Seamon's Moss Bridge and the Bridgewater Canal, includes measures to improve air quality, requires further research how impact on grade 2 agricultural land could be avoided, considers how development of derelict land, properties, buildings and infrastructure could be encouraged, considers avoiding contamination risk, refers to the protection of the Bridgewater Canal SBI, includes

protection of biodiversity features, and ensures implementation of energy performance standards.

Trafford Central Allocation Policies

Policy AC1: Land at The Square, Sale

3.279 This policy allocates land at the Square, Sale a minimum of 83 dwellings and commercial, leisure and community uses. Development should deliver a range of dwelling sizes and types, affordable housing, a density of 120 dph and connect to a heat and energy network. Active and sustainable travel and links to Sale Town Centre should be prioritised, this should be a low car development. There should be open space and green infrastructure.

3.280 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.281 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.282 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, a requirement for proposals to be informed by Heritage Assessments, consideration for avoiding contamination risk and protection of biodiversity features.

Policy AC2: Land at the Sale West Estate

3.283 This policy allocates land at the Sale West Estate a minimum 96 dwellings. Development should deliver a range of dwelling sizes and types, affordable housing and a density around 35 dph. Development should provide access to local facilities through sustainable travel modes, deliver green infrastructure and open space, provide community centre improvements and provide contributions to education provision.

3.284 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.285 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.286 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development and consideration for avoiding contamination risk.

Policy AC3: Former Trafford Magistrates Court, Sale

3.287 This policy allocates land at Former Trafford Magistrates Court, Sale a minimum of 88 dwellings. Development should deliver a range of dwelling sizes and types, affordable housing and a density of around 80 dph. Development should facilitate sustainable transport modes, deliver high-quality green infrastructure and open space, be of a high design quality and mitigate noise and air pollution.

3.288 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.289 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.290 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, a requirement for proposals to be informed by heritage assessments and consideration for avoiding contamination risk.

Policy AC4: Land at Sale Lido / Oaklands Drive, Sale

3.291 This policy allocates land at Sale Lido / Oaklands Drive, Sale a minimum of 80 dwellings. Development should deliver a range of dwelling sizes and types, affordable housing and a density of around 50/80 dph. Development should provide access to local services by sustainable transport modes, create open space and green infrastructure and be sensitive to the site's historic and architectural significance.

3.292 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport

and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.293 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.294 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, a requirement for proposals to be informed by heritage assessments, consideration for avoiding contamination risk and retaining high quality trees.

Policy AC5: St Francis Community Hall, Budworth Road

3.295 This policy allocates land at St Francis Community Hall, Budworth Road a minimum of 35 dwellings. Development should deliver a range of dwelling sizes and types, affordable housing and an appropriate density. Development should support transport improvements along the A56, retain mature trees and incorporate green buffers, provide open space, ensure high-quality design and incorporate noise and air quality measures. Mixed-use development should be considered where appropriate.

3.296 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, and ensuring climate change resilience.

3.297 There is potential for negative effects on air quality, protecting land and soils, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.298 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, consideration of how derelict land and buildings could be used, and consideration for avoiding contamination risk.

Policy AC6: Stamford House, Northenden Road, Sale

3.299 This policy allocates land at Stamford House, Northenden Road, Sale a minimum of 18 dwellings. Development should deliver a range of dwelling sizes and types,

affordable housing and an appropriate density. Development should support transport improvements along the A56, retain mature trees and incorporate green buffers, provide open space, ensure high-quality design and incorporate noise and air quality measures. Mixed-use development should be considered where appropriate.

3.300 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.301 There is potential for negative effects on air quality, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.302 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, consideration for avoiding contamination risk, and protecting and enhancing biodiversity features.

Policy AC7: Former Car Park, 77-79 Cross Street, Sale, M33 7AA

3.303 This policy allocates land at Former Car Park, 77-79 Cross Street, Sale a minimum of 10 dwellings. Development should deliver a range of dwelling sizes and types, affordable housing and an appropriate density. Development should support transport improvements along the A56, retain mature trees and incorporate green buffers, provide open space, ensure high-quality design and incorporate noise and air quality measures. Mixed-use development should be considered where appropriate.

3.304 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, access to community facilities, landscape, townscape and character, protecting land and soils, and ensuring climate change resilience.

3.305 There is potential for negative effects on air quality, biodiversity conservation, sustainable resource consumption and per capita greenhouse gas emissions. There would be unknown effects on conserving the historic environment and protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.306 It is recommended that this policy includes consideration of the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, a requirement for proposals to be informed by heritage assessments and consideration for avoiding contamination risk.

Policy AC8: Citygate 3, Cross Street, Sale

3.307 This policy allocates land at Citygate, Cross Street, Sale a minimum of 5,000 sqm of new modern economy employment land. Development will provide flexible employment space for contemporary industries, ensure pedestrian access and links to public transport. A site-specific Flood Risk Assessment will be required. Development must protect the openness of the Green Belt and design principal elevations to front the A56.

3.308 The policy would have positive effects on housing provision, reducing deprivation, improving health and wellbeing, economic growth, access to sustainable transport and utilities, landscape, townscape and character, and protecting land and soils.

3.309 There is potential for negative effects on air quality, sustainable resource consumption, per capita greenhouse gas emissions and flood risk. There would be unknown effects on protecting water quality and availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.310 It is recommended that this policy includes consideration of the ability of utilities and digital infrastructure to support development and avoiding contamination risk.

Trafford Western Allocation Policies

Policy AW1: Land off Barton Road, Davyhulme

3.311 This policy allocates land off Barton Road, Davyhulme a minimum of 57 new dwellings at land off Barton Road, Davyhulme. Development should deliver a range of dwelling sizes, affordable housing and a density of around 40 dph. Development should prioritise walking, wheeling and cycling, provide footpath links and enhance and provide green infrastructure and publicly accessible open space. Development should be a maximum of three storeys and have regard to fluvial flood risk.

3.312 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.313 The policy would have potentially negative effects on air quality, resource consumption, per capita greenhouse gas emissions and flood risk. There would be

unknown effects on the historic environment and water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.314 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk and specifying that site flood risk should be addressed.

Policy AW2: Victoria Parade, Urmston

3.315 This policy allocates land at Victoria Parade, Urmston a minimum of 45 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.316 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.317 The policy would have potentially negative effects on air quality, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on the historic environment and water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.318 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, and avoiding contamination risk.

Policy AW3: Former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme

3.319 This policy allocates land at former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme a minimum of 30 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.320 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.321 The policy would have potentially negative effects on air quality, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on the historic environment and water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.322 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk and protecting and enhancing biodiversity features.

Policy AW4: Former Mosedales Brickworks, Four Lane Ends, Urmston

3.323 This policy allocates land at former Mosedales Brickworks, Four Lane Ends, Urmston a minimum of 28 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.324 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.325 The policy would have potentially negative effects on air quality, biodiversity and nature conservation, resource consumption, per capita greenhouse gas emissions and flood risk. There would be unknown effects on water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.326 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk, ensuring compensation for tree loss, protects biodiversity features and specifies that flood risk must be addressed.

Policy AW5: Higher Road Depot and adjoining site, Higher Road, Urmston

3.327 This policy allocates land at Higher Road Depot and adjoining site, Higher Road, Urmston a minimum of 24 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.328 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.329 The policy would have potentially negative effects on air quality, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.330 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk, retaining high value trees and protecting and enhancing biodiversity features.

Policy AW6: Former 1-3 Old Crofts Bank, Davyhulme, Urmston

3.331 This policy allocates land at Former 1-3 Old Crofts Bank, Davyhulme, Urmston a minimum of 24 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.332 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.333 The policy would have potentially negative effects on air quality, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.334 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk and protecting and enhancing biodiversity features.

Policy AW7: Former Partington Social Club, Bailey Lane, Partington

3.335 This policy allocates land at Former Partington Social Club, Bailey Lane, Partington a minimum of 24 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.336 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.337 The policy would have potentially negative effects on air quality, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on the historic environment and water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.338 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, avoiding contamination risk and protecting and enhancing biodiversity features.

Policy AW8: Land east of Partington Shopping Centre, off Central Road, Partington

3.339 This policy allocates land east of Partington Shopping Centre, off Central Road, Partington a minimum of 20 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should

connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.340 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, and ensuring climate change resilience.

3.341 The policy would have potentially negative effects on air quality, land and soils, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects on water quality and resource availability. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.342 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, considers how to encourage the development of derelict land, properties, buildings and infrastructure, avoiding contamination risk, compensating for woodland loss and protecting and enhancing biodiversity features.

Policy AW9: Land at Oak Road, Partington

3.343 This policy allocates land at Oak Road, Partington a minimum of 10 dwellings of a range of types and sizes, with affordable housing provision and appropriate density for the location. Development should connect to a heat and energy network, prioritise walking, wheeling and cycling and achieve a low car development. Education and health facilities (or contributions to them) should be provided, as well as green infrastructure and a distinctive design. Development should have regard to heritage assets and incorporate noise and air quality attenuation.

3.344 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, access to sustainable transport, access to community facilities, landscape and townscape, and ensuring climate change resilience.

3.345 The policy would have potentially negative effects on air quality, land and soils, biodiversity and nature conservation, resource consumption and per capita greenhouse gas emissions. There would be unknown effects water quality and resource availability. It is acknowledged that Places for Everyone and the Local

Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.346 It is recommended that the policy considers the housing needs of specific groups, the ability of utilities and digital infrastructure to support development, the accessibility of community services, the development of derelict land, properties, buildings and infrastructure, avoiding contamination risk, and protecting and enhancing biodiversity features.

Policy AW10: Land south of Barton Bridge, Trafford Way

3.347 This policy allocates land south of Barton Bridge, Trafford Way a minimum of 6,000 sqm of industrial warehousing floor space. Development should be connected to a heat and energy network, deliver green infrastructure, avoid development on motorway embankments and incorporate noise and air quality attenuation measures.

3.348 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth, conserving landscape and townscape, protecting land and soils and ensuring climate change resilience.

3.349 There would be potentially negative effects on access to sustainable transport and utilities, air quality, sustainable resource consumption and the waste hierarchy, and per capita greenhouse gas emissions. There would be unknown effects on the quality and availability of water resources. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.350 It is recommended that the policy considers including improvements to sustainable transport, the ability of utilities and digital infrastructure to support development, effective monitoring and management of AQMAs and the effective implementation of energy performance standards.

Policy AW11: Land to the south of Manchester Ship Canal and west of Barton Bridge

3.351 This policy allocates land to the south of Manchester Ship Canal and west of Barton Bridge a minimum of 2,700 sqm of new industrial and warehousing floorspace. Development should connect to a heat and energy network, deliver green infrastructure, have regard to the Manchester Ship Canal and incorporate noise and air quality attenuation measures.

3.352 The policy would have positive effects on housing provision, reducing deprivation, supporting health and wellbeing, economic growth conserving landscape and townscape, protecting land and soils, and ensuring climate change resilience.

3.353 There would be potentially negative effects on access to sustainable transport and utilities, air quality, sustainable resource consumption and the waste hierarchy, per capita greenhouse gas emissions, and flood risk. It is acknowledged that Places for Everyone and the Local Plan have a range of policies to mitigate these effects; it should be ensured that these are applied.

3.354 It is recommended that the policy considers including improvements to sustainable transport, the ability of utilities and digital infrastructure to support development, effective monitoring and management of AQMAs, avoiding contamination risk, effective implementation of energy performance standards and addressing flood risk.

4.0 Integrated Assessment Outcomes for Each Objective

4.1 The full Integrated Assessment of the draft Local Plan allocations and designations policies is set out in Appendix C, which shows how each policy was assessed against each of the IA objectives. The IA acknowledges where issues have not been addressed by the Local Plan but have been addressed by the PfE. A summary of the IA outcomes according to each IA objective is provided below.

1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified local needs including accommodating specific groups and reduce disparity.

4.2 The draft Local Plan contributes positively to this objective by allocating sites for residential use across Trafford. Requirements are given on providing an appropriate range of dwelling sizes and types to meet identified needs for each Locality. There is a minimum provision of affordable housing set for each locality. Almost all the proposed allocations are well-connected with employment land, centres and green space.

4.3 The proposed allocations of employment land will enable opportunity to ensure employment is well-connected with housing. This will help support existing residents and future residents of new housing.

4.4 It is recommended to include in the allocation policies, specific reference to specific groups to meet identified housing needs in the local area.

2. Promote equality of opportunity and reduce levels of deprivation and disparity

4.5 This IA Objective fulfils the Equality Impact Assessment component on the Integrated Assessment.

4.6 Allocating land for housing, requiring the housing to meet identified needs for each locality and providing a minimum provision of affordable housing set for each locality will contribute positively towards providing equal access to housing and reducing deprivation.

4.7 The provision of employment land will provide greater equality of employment opportunities, which will help reduce unemployment and deprivation.

4.8 Policies supporting sustainable transport modes will help ensure that communities are well connected and residents have improved access to community facilities and employment opportunities, thereby promoting equality of opportunity and social inclusion.

4.9 These positive effects on the objective would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation of housing and employment would have a higher positive effect upon the objective in areas of high deprivation, which are concentrated in the Northern Locality with pockets of deprivation elsewhere.

3. Support improved health and wellbeing of the population and reduce health inequalities

4.10 This IA Objective fulfils the Health Impact Assessment component on the Integrated Assessment.

4.11 Most housing allocations are well-connected with healthcare facilities such as doctors, hospitals and dentists. Some allocations support a new health centre on site. This will provide future residents with good access to healthcare and improve the health of the population.

4.12 Most housing allocations are well-connected with open space and support for new green infrastructure, publicly accessible open space and active travel infrastructure would encourage more active travel and active lifestyles, thereby having a positive effect on health. Promoting sustainable travel will likely have a positive effect on air quality and access to health facilities, having a further positive effect on health.

4.13 Sources of noise and air pollution such as railway lines and motorways are located near some housing allocations. Some housing allocation policies require suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution to help mitigate this. This policy wording should be added to any relevant allocation or other planning policies which deal with noise and air pollution should be applied to development proposals.

4.14 The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.

4.15 It should be ensured that allocations for industry and warehousing do not have a detrimental effect on the wellbeing of residents through noise, dust, light and smell.

4. Ensure sustainable economic growth and job creation

4.16 The draft Local Plan contributes positively to this objective by allocating sites for employment across Trafford, including industry and warehousing and offices. These allocations would boost economic growth and job creation. There are a number of employment allocations in Trafford Park, so there would be a high positive effect in the North Locality.

4.17 Many employment allocations would be well-connected and well-served by sustainable transport and infrastructure.

4.18 Supporting mixed-use developments of residential, employment and commercial uses in town centres would have a positive effect on protecting and enhancing the vitality and viability of town centres. There are several allocations in the South Locality which would have a positive effect on the vitality and viability of Altrincham town centre.

4.19 The provision of education facilities in some allocations would have a positive effect on supporting education to provide a sustainable labour force for future growth.

4.20 Allocations for housing would facilitate economic growth and some job creation, particularly during construction. 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.

5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development

4.21 Most allocations are in sustainable locations well served by public transport and opportunities for active travel. Many allocations are located near Metrolink stops and railway stations and almost all allocations are located near a bus stop. Most sites are within the vicinity of a range of facilities and services to meet residents' needs.

4.22 The support for improved public transport infrastructure and active travel links for many of the allocations would contribute to ensuring sufficient coverage and capacity of sustainable transport for future residents and commuters.

4.23 Supporting higher allocation densities in sustainable locations close to public transport and active travel links would have a positive effect on reducing the need to travel. The high number of allocations in the North Locality would place extra demand on transport networks but the area is already well-served by public transport.

4.24 It is recommended to ensure that the local utilities/digital infrastructure is able to support new development.

6. Improve the accessibility of the borough by equitable means to community facilities, services and other needs

4.25 Most housing allocations are well-connected with local facilities and services such as schools, healthcare and open space. Facilities and services at centres are well-connected with most housing allocations.

4.26 Support for new and improved community and social facilities including healthcare and education at some allocations would have a major positive effect on the objective.

4.27 There are opportunities for residents at most allocations to use active travel and public transport to meet their needs. This is either from existing or proposed sustainable transport infrastructure.

4.28 It is recommended that any new provision for services and facilities is accessible to all.

7. Conserve and enhance landscape, townscape, and the character of the borough

4.29 Several allocations are on derelict/underused land or in prominent locations, where development gives opportunities for improving local character. A small number of allocations are on greenfield land or on the edge of the urban area, where impact on townscape/landscape would be higher.

4.30 The support of many allocation policies for high quality landscape-led design, green infrastructure, tree planting, public realm, active frontages and appropriate scale would all have a positive effect on the objective.

4.31 For the largest scale allocations such as Wharfside and the Civic Quarter, a design code or development brief is recommended that there is coordinated approach to development that conserves and enhances townscape character.

8. Conserve and enhance the historic environment

4.32 Designated and non-designated heritage assets are in the vicinity of many allocations. This includes listed buildings, conservation areas and buildings which are not listed but have heritage value. This includes a concentration of allocations in Altrincham which have a potential impact on the setting of conservation areas and listed buildings.

4.33 Development at these allocations has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. The effect of development upon the objective is unknown at present.

4.34 Support in some policies for responding sympathetically to heritage assets and requiring Heritage Assessments would have a positive contribution to conserving the historic environment.

4.35 Some allocations have been identified as having a potential impact on heritage but do not include heritage requirements in their policy wording. It is recommended that all development proposals with the potential for impacts on heritage assets should

be required to be informed by a comprehensive Heritage Assessment. This assessment should fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

9. Improve air quality

4.36 The quantity of new development from housing and employment allocations would be expected to have a detrimental impact on air quality, due to the likely increase of traffic on roads from new residents and commuters. Industry and warehousing development would increase industrial activity and LGV's/ HGVs on roads, also impacting on air quality. It is expected that the higher concentration of allocations in the Northern Locality would cumulatively have a more negative effect on air quality (in that locality).

4.37 Support in polices for active travel and public transport would help mitigate negative effects by reducing the amount of road traffic. Most allocations are in sustainable locations with good access to local services and facilities, which will reduce the need to travel and this will help to mitigate negative effects on local air quality (for example).

4.38 Many allocations are in or near Air Quality Management Areas, especially in the North Locality. It is recommended that there is effective monitoring and management of Air Quality Management Areas and the introduction of specific measures to tackle and improve air quality. These provisions should be addressed through policies and the infrastructure delivery plan.

10. To conserve and protect land and soils, whilst reducing land contamination

4.39 Almost all the allocations are on previously developed land. This reduces development pressure on greenfield sites and avoids the loss of best and most versatile agricultural land. The Local Plan locates higher density development in the most sustainable locations, which would have a positive effect on using land resources efficiently. The positive effect would be local and permanent for each allocation.

4.40 A small amount of the allocations are located on greenfield land, including agricultural land. For these allocations, it is recommended that an Agricultural Land Classification (ALC) report is produced to show how developments impact on the Best and Most Versatile (BMV) agricultural land. Policy wording should support development that avoids BMV where feasible.

11. Protect and improve the quality and availability of water resources

4.41 For employment allocations, it is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes.

4.42 New development could contribute to the reduction of natural water storage capacity and increase demand on water resources. The impact would need to be considered cumulatively, and mitigation implemented as required.

4.43 However, development schemes can present an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Some allocation policies support incorporating a Sustainable Urban Drainage system on site, which would have a positive effect on water management. Overall, the potential effect on water quality and availability is unknown at present.

12. Conserve and enhance biodiversity and promote nature conservation

4.44 Allocations have the potential for biodiversity value and development has the potential for a negative effect on this biodiversity. Mitigation measures appropriate to the allocation's biodiversity value should be implemented as required by other planning policies. It is recommended to retain high value trees where possible.

4.45 Several allocations are adjacent or near to the Bridgewater Canal Site of Biological Importance (SBI) and development could have a cumulative negative effect. There are also allocations with potential impact on Salford Quays SBI and Trafford Ecology Park (SBI). Other designated wildlife and geological sites are separated from allocations by built development and/or significant distance, so unlikely to be impacted by development.

4.46 The support for green infrastructure such as a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.

13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy

4.47 New development would likely have a negative effect on the amount of waste generated within the borough across the plan period. The effect would be long lasting and local in its nature. Other policies within the local plan cover provision for waste recycling facilities and should be implemented alongside the delivery of new development.

4.48 None of the allocations are in a Mineral Safeguarding Area.

14. Reduce per capita greenhouse gas emissions

4.49 New development would be expected to increase greenhouse gas emissions overall during construction, occupation and movement of people. Emissions arising from industrial processes at allocations for industry and warehousing are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.

4.50 There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would contribute to lowering emissions. The support for the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038 would have a positive effect on the objective in the longer term.

4.51 It is recommended to include the implementation of energy performance standards for allocations.

15. Reduce the consequence of flooding

4.52 The development of previously undeveloped land could be expected to reduce natural water storage capacity and could result in a negative impact on flooding. However, development schemes can present an opportunity to improve drainage systems and/or install new infrastructure (such as Sustainable Drainage Systems) that are beneficial to the wider area.

4.53 Several allocations are in Flood Zones 2 and 3. Without mitigation or avoidance there could be long-term negative impact on flood risk for these sites and the local area. It is recommended that these allocations require flood risk to be addressed and fully mitigated.

16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change

4.54 The support for green infrastructure, tree planting, providing green spaces would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting. It is recommended to retain high value trees for all relevant allocations.

5.0 Monitoring the Local Plan

5.1 Indicators are being developed to ensure robust monitoring of the Local Plan. The monitoring will be integrated with the IA and monitoring indicators will include significant social, environmental and economic effects.

5.2 Monitoring indicators should assess whether:

- The IA's predictions of sustainability effects are accurate.
- The Local Plan is contributing to the achievement of the IA objectives.
- How mitigation measures are performing.
- If there are any adverse effects and whether these are within acceptable limits or remedial action is needed.

5.3 Places for Everyone already has a monitoring framework and the Local Plan monitoring framework will only include indicators relevant to the delivery and effects of the Local Plan policies.

Appendix A: Integrated Assessment Objectives and Assessment Criteria

Table 3 IA Objective 1 and Assessment Criteria

Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified local needs including accommodating specific groups and reduce disparity
IA Topic	Population, Equality and Housing
Relevant PfE IA Objectives	1
Assessment Criteria: Will the Local Plan…	■ Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected local housing needs including accommodating specific groups? ■ Support a reduction in the disparity of housing quality across the borough? ■ Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate? ■ 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?
Assessment Criteria: Will the proposed development allocation…	■ Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs including accommodating specific groups? ■ Support a reduction in the disparity of housing quality across the borough? ■ Ensure housing land is well-connected with employment land, centres and green space or co-located where appropriate? ■ 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?

How has this Objective been changed by the Scoping Report Addendum?	■ Accommodating specific groups has been added to both the Objective wording and the Assessment Criteria in response to PfE Policy JP-H3 Type, Size and Design of New Housing stating that housing provision to accommodate specific groups will be addressed through district Local Plans.

Table 4 IA Objective 2 and Assessment Criteria

Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity
IA Topic	Population, Equality and Housing
Relevant PfE IA Objectives	4, 5, 7, 8
Assessment Criteria: Will the Local Plan…	■ Ensure equality of opportunity and equal access to facilities and infrastructure for all? ■ Avoid differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010? ■ Ensure that the needs of different localities in the borough are equally addressed? ■ Reduce the proportion of people living in deprivation? ■ Support reductions in poverty (including child and fuel poverty), deprivation and disparity across the domains of the Indices of Multiple Deprivation? ■ Foster good relations between different people?
Assessment Criteria: Will the proposed development allocation…	■ Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided? ■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ In the Assessment Criteria, the word Places has been replaced by localities to reflect the structure and language of the emerging Local Plan.

Table 5 IA Objective 3 and Assessment Criteria

Objective	3. Support improved health and wellbeing of the population and reduce health inequalities
IA Topic	Health
Relevant PfE IA Objectives	6, 7
Assessment Criteria: Will the Local Plan…	■ Support healthier lifestyles and improvements in determinants of health? ■ Reduce health inequalities within Trafford and with the rest of England? ■ Promote and improve social infrastructure and access to community services and facilities?
Assessment Criteria: Will the proposed development allocation…	■ Be near, or deliver, a health centre or GP service? ■ Be near, or deliver, play space or recreational open space? ■ Be near, or deliver, a sports facility? ■ Have potential to affect new or existing residents through noise, dust, light or smell?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 6 IA Objective 4 and Assessment Criteria

Objective	4. Ensure sustainable economic growth and job creation
IA Topic	Economy and Education
Relevant PfE IA Objectives	2, 8
Assessment Criteria: Will the Local Plan…	■ Recognise the increasing importance of tourism to the economy and increasing demand for tourist facilities? ■ Support education and training to provide a suitable labour force for future growth? ■ Increase the vitality and viability of Trafford's town centres? ■ Meet the needs for retail, leisure, offices and other main town centre uses by allocating a range of suitable sites for main town centre uses? ■ Promote the 'evening economy' within town centres and identify appropriate sites and opportunities? ■ Support the increasing importance of culture and leisure uses within the town centres? ■ Provide sufficient employment land in locations that are well-connected and well-served by infrastructure? ■ Ensure and maintain a sufficient labour force (in terms of volume and skills)? ■ Improve the qualification and skill base of residents in order to meet employers' needs? ■ Allocate high quality and attractive sites for office, industrial and warehousing uses to mirror its strengths in financial business, professional services, manufacturing and digital? ■ Retain and consolidate suitable existing employment sites and areas where there is a reasonable prospect of these continuing to be used for employment purposes? ■ Focus employment uses in allocated employment land, such as at Trafford Park? ■ Set out criteria that development for non-employment uses on employment sites have to meet?

Assessment Criteria: Will the Local Plan…	■ Set out the target of level of employment land in Trafford and phasing in accordance with Places for Everyone? ■ Allocate suitable sites of employment land (in addition to any strategic allocations coming through the PfE)? ■ Identify whether there is a need for additional culture and tourism facilities in the borough?
Assessment Criteria: Will the proposed development allocation…	■ Protect and enhance the vitality and viability of existing employment areas and/or town centres? ■ Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations? ■ 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)?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 7 IA Objective 5 and Assessment Criteria

Objective	5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development
IA Topic	Transport Utilities
Relevant PfE IA Objectives	3, 9
Assessment Criteria: Will the Local Plan…	■ Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development? ■ Reduce the need to travel and promote efficient patterns of movement? ■ Promote a safe and sustainable public transport network that reduces reliance on private motor vehicles? ■ Champion the use of sustainable modes of transport by all throughout the borough? ■ Ensure infrastructure development, the business community and public transport networks are sufficiently connected, to reduce the need to travel by car? ■ Link to the objectives of the 2040 Transport Strategy and consider how new development can contribute to increasing capacity and supporting new infrastructure for Train routes and the Metrolink? ■ Improve transport connectivity, particularly to alleviate issues from travelling east to west across the borough? ■ Ensure that utilities and digital infrastructure can support and enable the anticipated scale and spatial distribution of development?

Assessment Criteria: Will the proposed development allocation…	■ Be easily accessible and well served by public transport, walking and cycle routes? ■ Allow for improved travel connectivity? ■ 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 and digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 8 IA Objective 6 and Assessment Criteria

Objective	6. Improve the accessibility of the borough by equitable means to community facilities, services and other needs
IA Topic	Access and Community Infrastructure
Relevant PfE IA Objectives	5, 7, 8, 9
Assessment Criteria: Will the Local Plan…	■ Improve the availability of opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs? ■ Ensure people are adequately served by healthcare and other key facilities, regardless of socio-economic status? ■ Ensure people obtain equitable access to affordable high-quality food shopping, and other fundamental needs such as chemists? ■ Ensure sufficient access to educational facilities for all children? ■ Promote access to, and provision of, appropriate community social infrastructure including playgrounds and sports facilities?
Assessment Criteria: Will the proposed development allocation…	■ Allow for access to primary and secondary schools? ■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 9 IA Objective 7 and Assessment Criteria

Objective	7. Conserve and enhance landscape, townscape, and the character of the borough
IA Topic	Landscape and Townscape
Relevant PfE IA Objectives	16
Assessment Criteria: Will the Local Plan…	■ Protect landscape character and improve the quality of open spaces and the public realm? ■ Conserve and enhance townscape character, and the aesthetic quality of the built environment? ■ Respect, maintain and strengthen local character and distinctiveness?
Assessment Criteria: Will the proposed development allocation…	■ Have scope to develop or improve the green infrastructure network? ■ Protect landscape character and improve the quality of open spaces and the public realm? ■ Conserve and enhance townscape character, and the aesthetic quality of the built environment? ■ Respect, maintain and strengthen local character and distinctiveness?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 10 IA Objective 8 and Assessment Criteria

Objective	8. Conserve and enhance the historic environment
IA Topic	Cultural Heritage
Relevant PfE IA Objectives	16
Assessment Criteria: Will the Local Plan…	■ Conserve and enhance the historic environment, heritage assets and their setting? ■ Protect heritage assets that have been identified as being at risk?
Assessment Criteria: Will the proposed development allocation…	■ Have potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings? ■ Have potential to protect heritage assets that have been identified as being at risk?
How has this Objective been changed by the Scoping Report Addendum?	■ An Assessment Criteria on protecting heritage assets at risk has been added in response to Places for Everyone Policy JP-P2 Heritage, which states that 'where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use'.

Table 11 IA Objective 9 and Assessment Criteria

Objective	9. Improve air quality
IA Topic	Air Quality
Relevant PfE IA Objectives	10
Assessment Criteria: Will the Local Plan…	■ Improve air quality in the borough, particularly in Air Quality Management Areas (AQMAs) and areas sensitive for impacts on biodiversity/flora/fauna and soil?
Assessment Criteria: Will the proposed development allocation…	■ Be within or adjacent to an AQMA? ■ Have potential to have an adverse effect on air quality in the local area and areas sensitive for impacts on biodiversity/flora/fauna and soil?
How has this Objective been changed by the Scoping Report Addendum?	■ Added reference to areas sensitive for impacts on biodiversity/flora/fauna and soil to assessment criterion.

Table 12 IA Objective 10 and Assessment Criteria

Objective	10. To conserve and protect land and soils, whilst reducing land contamination
IA Topic	Land, Geology, and Soils
Relevant PfE IA Objectives	17
Assessment Criteria: Will the Local Plan…	■ Support the development of previously developed land and other sustainable locations? ■ Conserve and protect geodiversity? ■ Protect the best and most versatile agricultural land and soil resources from inappropriate development? ■ Protect and enhance areas of peat? ■ Encourage the redevelopment of derelict land, properties, buildings and infrastructure, returning them to appropriate uses? ■ Support reductions in land contamination through the remediation and reuse of previously developed land?
Assessment Criteria: Will the proposed development allocation…	■ Bring brownfield land or derelict buildings and infrastructure back into beneficial use? ■ Avoid potential increase in levels of land contamination? ■ Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)? ■ Conserve and protect geodiversity? ■ Protect and enhance area of peat?
How has this Objective been changed by the Scoping Report Addendum?	■ Added assessment criterion on protection and enhancement of peat

Table 13 IA Objective 11 and Assessment Criteria

Objective	11. Protect and improve the quality and availability of water resources
IA Topic	Water Resources
Relevant PfE IA Objectives	14
Assessment Criteria: Will the Local Plan…	■ Encourage compliance with the Water Framework Directive? ■ Promote management practices that will protect water features from pollution and, where possible, create a net benefit by improving water quality? ■ Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?
Assessment Criteria: Will the proposed development allocation…	■ Avoid consuming greater volumes of water resources than are available to maintain a healthy environment? ■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes.

Table 14 IA Objective 12 and Assessment Criteria

Objective	12. Conserve and enhance biodiversity and promote nature conservation
IA Topic	Biodiversity
Relevant PfE IA Objectives	11
Assessment Criteria: Will the Local Plan…	■ Provide opportunities to enhance new and existing wildlife and geological sites and facilitate biodiversity net gain? ■ Avoid damage to, or destruction of, designated wildlife sites, habitats and species and protected and unique geological features? ■ Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not unnecessarily prejudiced? ■ Support and enhance existing multifunctional green infrastructure and/or contribute towards the creation of new multifunctional green infrastructure? ■ Ensure access to green infrastructure providing opportunities for recreation, amenity and tranquillity?
Assessment Criteria: Will the proposed development allocation…	■ Avoid potential damage to designated wildlife sites and geological sites? ■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes.

Table 15 IA Objective 13 and Assessment Criteria

Objective	13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy
IA Topic	Materials and Waste
Relevant PfE IA Objectives	18
Assessment Criteria: Will the Local Plan…	■ Support the sustainable use of physical resources? ■ Promote movement up the waste hierarchy? ■ Promote reduced waste generation rates?
Assessment Criteria: Will the proposed development allocation…	■ Promote movement up the waste hierarchy? ■ Help to minimise waste generation? ■ Be within or impact on a mineral safeguarding area? ■ Be within or impact on a mineral area of search?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 16 IA Objective 14 and Assessment Criteria

Objective	14. Reduce per capita greenhouse gas emissions
IA Topic	Climate Change and Associated Risks
Relevant PfE IA Objectives	15
Assessment Criteria: Will the Local Plan…	■ Encourage the growth of the low carbon goods and services sector will contribute to emissions reductions, create employment opportunities and economic growth? ■ Improve the energy efficiency of buildings and encouraging low carbon and decentralised forms of energy generation will be key to reducing greenhouse gas emissions? ■ Encourage reduction in energy use and increased energy efficiency? ■ Encourage the development of low carbon and renewable energy facilities, including as part of conventional developments? ■ Promote a proactive reduction in direct and indirect greenhouse gas emissions emitted across GM?
Assessment Criteria: Will the proposed development allocation…	■ Support the growth of the low carbon goods and services sector? ■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

Table 17 IA Objective 15 and Assessment Criteria

Objective	15. Reduce the consequence of flooding
IA Topic	Climate Change and Associated Risks
Relevant PfE IA Objectives	13
Assessment Criteria: Will the Local Plan…	■ Restrict the development of property in areas of flood risk? ■ Ensure adequate measures are in place to manage existing flood risk? ■ Ensure that development does not increase flood risk due to increased run-off rates? ■ Ensure development is appropriately future proof to accommodate future levels of flood risk including from climate change? ■ Promote opportunities to reduce flood risk by working with nature-based solutions?
Assessment Criteria: Will the proposed development allocation…	■ 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?
How has this Objective been changed by the Scoping Report Addendum?	■ Added assessment criterion on promoting opportunities to reduce flood risk by working with nature-based solutions.

Table 18 IA Objective 16 and Assessment Criteria

Objective	16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change
IA Topic	Climate Change and Associated Risks
Relevant PfE IA Objectives	12
Assessment Criteria: Will the Local Plan…	■ 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)?
Assessment Criteria: Will the proposed development allocation…	■ 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)?
How has this Objective been changed by the Scoping Report Addendum?	■ No changes

THE ENVIRONMENT PARTNERSHIP

Integrated Appraisal of the Regulation 18 Draft Trafford Local Plan 2025 (Land Allocations and Designations)

Appendix B: Equality Impact Assessment of Protected Characteristics

Prepared For: Trafford Council

Document Reference: 11319.001 Appendix B

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1.0 Introduction

1.1 This Equalities Impact Assessment (EqIA) sets out the anticipated effect of the draft Local Plan 2025 allocations and designations on protected characteristics. The EqIA makes suggestions to avoid where possible and mitigate potential negative impacts which may result from the emerging Local Plan.

1.2 The Equality Act 2010 places a duty on public bodies when carrying out their functions to have due regard to the need to eliminate conduct which results in inequality or discrimination based on protected characteristics; public bodies must also consider socio-economic disadvantage when making strategic decisions.

1.3 Trafford Council is therefore required to undertake an EqIA of its policies, plans and strategies to ensure that they eliminate conduct which result in inequality and do not discriminate against any groups or individuals with protected characteristics.

1.4 The Equality Act 2010 identifies nine protected characteristics:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

1.5 The above protected characteristics are used in a matrix to determine whether the Draft Local Plan has potential implications for protected characteristics. The matrix identifies where proposed policies are compatible with the Equality Act 2010 and where they likely conflict with the protected characteristics.

1.6 EqIAs are required to include a range of equality issues; wider issues of social inequality and deprivation should also be considered.

2.0 The EqIA Policy Assessment

2.1 Each proposed allocation policy in the Draft Local Plan is subject to assessment to identify the potential impact of the allocation on each group with protected characteristics.

2.2 The potential impact could be positive, negative or neutral. The policies which are considered likely to result in a negative effect are further rated high, medium or low impact to allow a more in-depth assessment.

2.3 Overall, the allocation policies put forward in the Draft Local Plan generally have a neutral impact on the nine protected characteristics. There are minor benefits to people with disabilities due to numerous policies containing a requirement to incorporate disabled parking provision and stating that walking, wheeling and cycling should be prioritised. Provision of education and community facilities in some allocations will also provide a benefit to young people. No negative impacts on the protected groups have been identified.

- Positive Impact (+): the proposal will have a positive effect on the equality group or will improve equality relationships between groups. The positive impact may be differential, with the positive impact on one group likely to be greater than on another.
- Neutral Impact (O): the proposal has no effect on equality groups.
- Negative Impact (-): the proposal could disadvantage one or more equality groups. The negative impact may be differential, with the negative impact on one group likely to be greater than on another.

Table 1 Equality Impact Assessment for Allocations

Allocation	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
AB1	O	O	O	O	O	O	O	O	O
AB2	O	O	O	O	O	O	O	O	O
AB3	O	O	O	O	O	O	O	O	O
AB4	O	O	O	O	O	O	O	O	O
AB5	O	O	O	O	O	O	O	O	O
AB6	O	O	O	O	O	O	O	O	O
AB7	O	O	O	O	O	O	O	O	O
AN1	O	+	O	O	O	O	O	O	O
AN2	+	+	O	O	O	O	O	O	O
AN3	+	+	O	O	O	O	O	O	O
AN4	O	+	O	O	O	O	O	O	O
AN5	+	+	O	O	O	O	O	O	O
AN6	O	+	O	O	O	O	O	O	O
AN7	O	+	O	O	O	O	O	O	O
AN8	O	+	O	O	O	O	O	O	O

Allocation	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
AN9	O	+	O	O	O	O	O	O	O
AN10	O	+	O	O	O	O	O	O	O
AN11	+	O	O	O	+	O	O	O	O
AN12	O	O	O	O	O	O	O	O	O
AN13	O	+	O	O	O	O	O	O	O
AN14	+	+	O	O	O	O	O	O	O
AN15	+	+	O	O	O	O	O	O	O
AN16	+	+	O	O	O	O	O	O	O
AN17	+	+	O	O	O	O	O	O	O
AN18	+	+	O	O	O	O	O	O	O
AN19	+	+	O	O	O	O	O	O	O
AN20	+	+	O	O	O	O	O	O	O
AN21	+	+	O	O	O	O	O	O	O
AN22	+	+	O	O	O	O	O	O	O
AN23	+	+	O	O	O	O	O	O	O
AN24	+	+	O	O	O	O	O	O	O
AN25	O	+	O	O	O	O	O	O	O
AN26	O	+	O	O	O	O	O	O	O
AN27	O	+	O	O	O	O	O	O	O
AN28	O	+	O	O	O	O	O	O	O
AN29	O	+	O	O	O	O	O	O	O
AN31	O	+	O	O	O	O	O	O	O
AN32	O	+	O	O	O	O	O	O	O

Allocation	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
AN33	O	+	O	O	O	O	O	O	O
AN34	O	+	O	O	O	O	O	O	O
AN36	O	+	O	O	O	O	O	O	O
AN37	O	+	O	O	O	O	O	O	O
AN38	O	+	O	O	O	O	O	O	O
AN39	O	+	O	O	O	O	O	O	O
AN40	O	+	O	O	O	O	O	O	O
AN41	O	O	O	O	O	O	O	O	O
AN42	O	+	O	O	O	O	O	O	O
AN43	O	+	O	O	O	O	O	O	O
AN44	O	+	O	O	O	O	O	O	O
AS1	O	O	O	O	O	O	O	O	O
AS2	O	+	O	O	O	O	O	O	O
AS3	O	+	O	O	O	O	O	O	O
AS4	O	+	O	O	O	O	O	O	O
AS5	O	+	O	O	O	O	O	O	O
AS6	O	+	O	O	O	O	O	O	O
AS7	O	+	O	O	O	O	O	O	O
AS8	O	+	O	O	O	O	O	O	O
AS9	O	+	O	O	O	O	O	O	O
AS11	O	O	O	O	O	O	O	O	O
AS12	O	O	O	O	O	O	O	O	O
AS13	O	O	O	O	O	+	O	O	O

Allocation	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
AC1	O	O	O	O	O	O	O	O	O
AC2	+	+	O	O	O	O	O	O	O
AC3	O	O	O	O	O	O	O	O	O
AC4	O	O	O	O	O	O	O	O	O
AC5	O	O	O	O	O	O	O	O	O
AC6	O	O	O	O	O	O	O	O	O
AC7	O	O	O	O	O	O	O	O	O
AC8	O	O	O	O	O	O	O	O	O
AW1	O	+	O	O	O	O	O	O	O
AW2	+	+	O	O	O	O	O	O	O
AW3	+	+	O	O	O	O	O	O	O
AW4	+	+	O	O	O	O	O	O	O
AW5	+	+	O	O	O	O	O	O	O
AW6	+	+	O	O	O	O	O	O	O
AW7	+	+	O	O	O	O	O	O	O
AW8	+	+	O	O	O	O	O	O	O
AW9	+	+	O	O	O	O	O	O	O
AW10	O	O	O	O	O	O	O	O	O
AW11	O	O	O	O	O	O	O	O	O

Table 2 Equality Impact Assessment of Allocation Related Policies

Reference	Policy	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
A1	Allocation Design Principles	O	O	O	O	O	O	O	O	O
A2	A56 Broad Development Location	O	O	O	O	O	O	O	O	O
A3	Trafford Town Centre Broad Development Locations	O	+	O	O	O	O	O	O	O
A3	Empress Regeneration Area Broad Location	O	+	O	O	O	O	O	O	O

THE ENVIRONMENT PARTNERSHIP

Integrated Assessment of the Draft Trafford Local Plan

Appendix C: Allocations Policies Assessment

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Integrated Assessment Framework

1.1 As described in the Scoping Report, the framework contains a series of objectives and assessment criteria. These are presented in the form of guide questions developed to reflect the social, economic and environmental issues that may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes. The assessment of the effects of proposed policies is presented in a matrix format (Tables 2 – 95), where the policies are considered against the IA Objectives. The symbols and definitions for the IA Framework are set out in Table 1 below.

Table 1 Symbols and Definitions for IA Framework

Symbol	Definition
++	Major positive effect
+	Positive effect
N	Neutral effect
-	Minor negative effect
--	Major negative effect
U	Unknown at this stage

Table 2 Infrastructure Requirements: Carbon and Energy Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	Whilst this may place further constraints on housing development it is not considered that this effect will outweigh the benefits of contributing towards net zero ambitions and mitigating against the impacts of climate change; the effect is neutral.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and the health of the community.	No mitigation or enhancement identified.
4	N	N	N	Whilst this policy may place further constraints on economic development it is not considered that this outweighs the positive effect that a district heating network or energy centre can have on the promotion of an economic area; the effect is neutral.	No mitigation or enhancement identified.
5	N	N	N	There is no significant link between this policy and sustainable transport and utilities.	No mitigation or enhancement identified.
6	N	N	N	Whilst this policy may place constraints on development of new services and facilities there are many benefits to district heating networks or energy centres which will counter-balance initial constraints; the effect is neutral.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	There is no significant link between this policy and landscape and townscape.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	N	N	+	Connecting development to district heating networks or energy centres will have a positive impact on the air quality in Trafford, although it will be some time before the effect is felt.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	N	N	N	There is no significant link between this policy and water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	++	++	The promotion of district heating networks or energy centres will contribute towards reducing carbon emissions. The policy scores positively against the objective although the effects will not be felt immediately as development will take time to come forward.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	+	+	+	It is expected that climate change will increase instances of flooding. The promotion of district heating networks or energy centres will contribute towards reducing carbon emissions although it is acknowledged that global emissions will also have to be reduced.	No mitigation or enhancement identified.
16	+	+	+	The promotion of district heating networks or energy centres will contribute towards reducing carbon emissions and the effects of climate change although it is acknowledged that global emissions will also have to be reduced.	No mitigation or enhancement identified.

Table 3 Infrastructure Requirements: Education Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	+	+	+	The support for education infrastructure will help to support local access to facilities and equal opportunity.	No mitigation or enhancement identified.
3	+	+	+	The support for education infrastructure would have a positive effect on the health and wellbeing of the population. Education facilities are likely to serve communities beyond Trafford. It may take some time to see any new education facilities delivered.	No mitigation or enhancement identified.
4	+	+	+	The support for education infrastructure would have a positive effect on improving the qualifications and skills of residents to meet employer's needs.	No mitigation or enhancement identified.
5	+	+	+	The support for education infrastructure would have a positive effecting on reducing the need for residents to travel elsewhere to access facilities.	No mitigation or enhancement identified.
6	++	++	++	The support for education infrastructure would have a positive effect on ensuring sufficient access to education for all children. Facilities are likely to serve communities beyond Trafford.	No mitigation or enhancement identified.
7	N	N	N	There is no significant link between this policy and landscape and townscape.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	+	+	+	The support for education infrastructure would reduce the need for residents to travel elsewhere to access facilities. This would have an indirect positive effect on air quality. The effects would contribute to improved air quality nationally.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	N	N	N	There is no significant link between this policy and water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 4 Infrastructure Requirements: Health and Social Care Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	++	++	++	The support for health and social care infrastructure would have a major positive effect on supporting local access to facilities and equal opportunity.	No mitigation or enhancement identified.
3	++	++	++	The support for health and social care infrastructure would have a direct major positive effect on promoting access to community facilities. Facilities are likely to serve communities beyond Trafford. It may take some time to see any new facilities delivered.	No mitigation or enhancement identified.
4	N	N	N	There is no significant link between this policy and economic growth.	No mitigation or enhancement identified.
5	+	+	+	The support for health and social care infrastructure would have a positive effect on reducing the need for residents to travel elsewhere to access facilities.	No mitigation or enhancement identified.
6	++	++	++	The support for health and social care infrastructure would have a major positive effect on ensuring sufficient access to healthcare and other key facilities. Facilities are likely to serve communities beyond Trafford.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	There is no significant link between this policy and landscape and townscape.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	+	+	+	The support for health and social care infrastructure would reduce the need for residents to travel elsewhere to access facilities. This would have an indirect positive effect on air quality. The effects would contribute to improved air quality nationally.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	N	N	N	There is no significant link between this policy and water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 5 Infrastructure Requirements: Green and Blue Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and equality and deprivation.	No mitigation or enhancement identified.
3	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas would allow for more attractive outdoor spaces that would encourage active lifestyles. This would be a long-lasting effect that would affect all members of the community, including those in neighbouring areas.	No mitigation or enhancement identified.
4	N	N	N	There is no significant link between this policy and economic growth.	No mitigation or enhancement identified.
5	N	N	+	Improvements and enhancements to Green Infrastructure Opportunity Areas would encourage active travel. However, modal shift takes some time and would need supplementing with approaches that would encourage active travel. The effects would be long lasting but would only be experienced by the community close to improvements.	Seek and promote active travel routes that would not be harmful to the green infrastructure.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas would improve opportunities for residents to use active travel to support their needs. The effects would be long lasting but would only be experienced by the community close to improvements.	Seek and promote active travel routes that would not be harmful to the green infrastructure.
7	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas would have a positive effect on landscape and local character. The effects would be long lasting and would be experienced by the whole community.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	N	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas could promote active travel. Positive effects may take some time and may benefit from targeted schemes. The effects would be long lasting. The positive effects would contribute to a national agenda.	Implement new planting schemes and/or improvement of existing green infrastructure in AQMAs or those at risk of becoming an AQMA.
10	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas could help protect special geological sites. The effects would be long lasting and would be felt at the local level.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas could have an important role in drainage and sustaining water quality. The geographical scale of the effects would be national, in considering the level of protection afforded to the watercourses.	No mitigation or enhancement identified.
12	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas could be positive in contributing to a biodiversity network. The effects would be positive at a local to regional scale.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas could improve opportunities for residents to use active travel and reduce carbon emissions from private motor vehicles.	No mitigation or enhancement identified.
15	+	+	+	Improvements and enhancements to Green Infrastructure Opportunity Areas has potential for positive effect on water management. The effects would be immediate and would be long-lasting. The effects would be positive at a local scale, given the protection afforded to all green infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	It is expected that climate change will increase temperatures and instances of flooding. There is a positive link between enhancing green infrastructure and climate change resilience. The effects would be immediate and would be long-lasting. The effects would be positive at a local scale, given the protection afforded to all green infrastructure.	Support opportunities to integrate new climate-resilience species into natural spaces.

Table 6 Infrastructure Requirements: Transport Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	+	+	+	This policy supports sustainable transport infrastructure thereby reducing reliance on the private car. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. This is particularly important in areas of deprivation where car ownership is likely to be lower. The lowering of deprivation would take time to be realised but would be a long-lasting effect that would affect all members of the community. Equality of opportunity would be a more immediate effect.	No mitigation or enhancement identified.
3	+	++	++	Supporting active travel will promote more active and healthy lifestyles. Secondly, the policy will help reduce road traffic and so improve air quality and respiratory health. The effects would be long lasting and would be experienced by the whole community. Modal shift for travel does take time so it is expected that the positive impact of the policy will increase over time.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	Improved sustainable transport infrastructure can help enable economic growth and make the economy more resilient by improving connectivity within Trafford and Greater Manchester. This would have a positive impact on the area's economy.	No mitigation or enhancement identified.
5	++	++	++	The policy will directly champion sustainable modes of transport and improve transport connectivity. The policy will lead to immediate long-term positive effects to the whole of Trafford.	No mitigation or enhancement identified.
6	++	++	++	The policy will directly improve opportunities to use sustainable transport to access community infrastructure and meet people's needs. The benefits of this policy will improve over time as more developments create a good space for sustainable travel.	No mitigation or enhancement identified.
7	N	N	N	There is no significant link between this policy and landscape and townscape.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	+	+	+	By promoting sustainable transport, this policy should help reduce the amount of road traffic. This will reduce harmful emissions and have a positive impact on air quality, especially within the Air Quality Management Areas (AQMAs) in Trafford. The overall effect is positive and would be permanent	Target active travel schemes in areas designated as or at risk of becoming an AQMA.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	N	N	N	There is no significant link between this policy and water resources	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	+	+	+	The support for sustainable transport infrastructure will have a positive effect on helping to reduce greenhouse gas emissions.	No mitigation or enhancement identified.
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 7 Infrastructure Requirements: Electricity Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	Support for electricity infrastructure would have a positive effect on support housing delivery.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and health of the community.	No mitigation or enhancement identified.
4	N	+	+	Support for electricity infrastructure would have a positive effect on ensuring the infrastructure essential to growth and investment would be delivered. The positive effects would likely be cumulative and could extend beyond the borough's boundaries.	No mitigation or enhancement identified.
5	+	+	+	There is no significant link between this policy and sustainable transport. The delivery of electricity infrastructure would have a positive effect on utilities supporting the anticipated scale and distribution of development.	No mitigation or enhancement identified.
6	N	N	N	There is no significant link between this policy and access to facilities.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	The delivery of electricity infrastructure has the potential for both positive and negative effects on the character of the borough and adjacent areas. The overall link is not significant.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	N	N	N	There is no significant link between this policy and air quality.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	N	N	N	There is no significant link between this policy and water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 8 Infrastructure Requirements: Water Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	Support for water infrastructure would have a positive effect on support housing delivery.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and the reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and the health of the community.	No mitigation or enhancement identified.
4	N	+	+	Support for water infrastructure would have a positive effect on ensuring the infrastructure essential to growth and investment would be delivered. The positive effects would likely be cumulative and could extend beyond the borough's boundaries.	No mitigation or enhancement identified.
5	N	N	N	There is no significant link between this policy and sustainable transport and utilities.	No mitigation or enhancement identified.
6	N	N	N	There is no significant link between this policy and access to facilities.	No mitigation or enhancement identified.
7	N	N	N	The delivery of water infrastructure has the potential for both positive and negative effects on the character of the borough and adjacent areas. The overall link is not significant.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	N	N	N	There is no significant link between this policy and air quality.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	+	+	+	Support for water infrastructure would have a positive effect on availability of water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 9 Infrastructure Requirements: Sewerage Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	Support for sewerage and foul water infrastructure would have a positive effect on support housing delivery.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and the reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and the health of the community.	No mitigation or enhancement identified.
4	N	+	+	Support for sewerage and foul water infrastructure would have a positive effect on ensuring the infrastructure essential to growth and investment would be delivered. The positive effects would likely be cumulative and could extend beyond the borough's boundaries.	No mitigation or enhancement identified.
5	N	N	N	There is no significant link between this policy and sustainable transport and utilities.	No mitigation or enhancement identified.
6	N	N	N	There is no significant link between this policy and access to facilities.	No mitigation or enhancement identified.
7	N	N	N	The delivery of sewerage infrastructure has the potential for both positive and negative effects on the character of the borough and adjacent areas. The overall link is not significant.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	N	N	N	There is no significant link between this policy and the historic environment	No mitigation or enhancement identified.
9	N	N	N	There is no significant link between this policy and air quality.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	+	+	+	Support for sewerage and foul water infrastructure would have a positive effect on quality of water resources.	No mitigation or enhancement identified.
12	N	N	N	There is no significant link between this policy and biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.
15	N	N	N	There is no significant link between this policy and flood risk.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 10 Infrastructure Requirements: Flooding and Drainage Infrastructure

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and health of the community.	No mitigation or enhancement identified.
4	N	N	N	There is no significant link between this policy and economic growth.	No mitigation or enhancement identified.
5	N	N	N	There is no significant link between this policy and transport and utilities.	No mitigation or enhancement identified.
6	N	N	N	There is no significant link between this policy and access to facilities.	No mitigation or enhancement identified.
7	+	+	+	Support for Sustainable Drainage Systems would potentially have a positive impact on the landscape character.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	N	N	N	There is no significant link between this policy and air quality.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.
11	++	++	++	Support for flood and drainage infrastructure have a direct positive effect on protecting and improving the quality and availability of water resources.	No mitigation or enhancement identified.
12	+	+	+	The support for Sustainable Drainage Systems and flood prevention would potentially have a positive impact on the biodiversity network.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	No mitigation or enhancement identified.
14	N	N	N	There is no significant link between this policy and reducing greenhouse gases.	No mitigation or enhancement identified.
15	++	++	++	Support for flood and drainage infrastructure would have a direct major positive effect on reducing flood risk.	No mitigation or enhancement identified.
16	++	++	++	Support for flood and drainage infrastructure would contribute towards the reduction of flood risk, which would have a major positive contribution towards resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 11 Policy A1: Allocation Design Principles

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	Requiring well-designed and high-quality development will have a positive effect on the quality of housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	Include design being inclusive for different users.
3	+	+	+	Providing a network of public spaces; areas for activity and play incorporating pocket parks and play areas/ playgrounds; and incorporating principles of Active Design will promote physical activity and wellbeing.	No mitigation or enhancement identified.
4	N	N	N	Whilst the requirements for all employment and commercial development to achieve a BREEAM rating of 'Very Good' places further requirements on developments, energy efficiency can have a positive effect on the promotion of an economic area. Overall, the effect is neutral.	No mitigation or enhancement identified.
5	+	+	+	Incorporate the principles of Active Design includes supporting active travel. This will have a positive effect on championing the use of sustainable transport modes for all.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Incorporate the principles of Active Design includes supporting active travel. This will have a positive effect on improving availability for residents to use sustainable transport modes to meet their needs in accessing community infrastructure.	No mitigation or enhancement identified.
7	++	++	++	Requiring development to achieve well-designed and high-quality development, which responds well to the existing built environment and aims to add to and enhance the character and appearance of the wider local area will have directly major positive effect.	No mitigation or enhancement identified.
8	+	+	+	Requiring development to respond well to the existing built environment will have a positive effect on conservation of the historic environment.	The policy could make specific reference to the need to conserve the historic environment.
9	+	+	+	Incorporate the principles of Active Design includes supporting active travel. This will have a positive effect on improving air quality by reducing reliance on private motor vehicles.	No mitigation or enhancement identified.
10	N	N	N	There is no significant link between this policy and soil and land contamination.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	++	++	++	Incorporating sustainable drainage and surface water management will have a direct major positive effect on protecting and improving the quality and availability of water resources.	No mitigation or enhancement identified.
12	+	+	+	The creation of green and blue spaces and corridors; and integrating sustainable drainage and surface water management with green infrastructure to secure multi-functional benefits will have a positive effect on biodiversity.	No mitigation or enhancement identified.
13	N	N	N	There is no significant link between this policy and resources and waste.	Include access to waste recycling facilities.
14	+	+	+	Incorporate the principles of Active Design includes supporting active travel. This will help reduce emissions from private motor vehicles and have a positive effect on reducing greenhouse gas emissions.	No mitigation or enhancement identified.
15	++	++	++	Incorporating sustainable drainage and surface water management will have a direct major positive effect on reducing flood risk.	No mitigation or enhancement identified.
16	+	+	+	The creation of green spaces and corridors; activity and play alongside planting; and amenity green space around the base of tall buildings will have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 12 Policy A2: A65 Broad Development Location

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Supporting residential-led development within the A56 broad location; delivering a range of dwelling sizes and types to meet identified housing need; and provision for affordable housing would have a major positive effect on providing housing to meet local needs.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	Delivering a range of dwelling sizes and types to meet identified housing needs and provision for affordable housing will contribute towards reducing deprivation. The provision of mixed-use development will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	Support for higher density development and sustainable transport modes will help ensure access to healthcare facilities. Retaining mature trees and incorporating green buffers and public realm enhancements to mitigate noise and air quality impacts; noise and air quality measures; and providing green and open spaces will have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	Support for sustainable transport infrastructure improvements, reduced car parking having regard to proximity to a town centre and higher housing density will have a positive effect on promoting sustainable modes of transport and reducing the need to travel. The effects would be local in nature.	Specific reference could also be made to the requirement for new housing to be well served by utilities and digital infrastructure.
6	+	+	+	Support for sustainable transport infrastructure improvements, reduced car parking having regard to proximity to a town centre and higher housing density would have a positive effect on providing opportunities for public transport and active travel to meet people's needs.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Retaining mature trees, incorporating green buffers, public realm enhancements and providing green and open space would have a positive effect on the quality of the built environment.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	-	-	-	A large amount of the A56 is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the promotion of sustainable modes of transport and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Support for development on previously developed land would have a positive effect on conserving land and soils.	Ensure other Local Plan policies promote sustainable transport.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	+	+	+	Support for development on previously developed land means damage to any habitat is less likely. Support for mature trees and green buffers could have a positive effect.	No mitigation or enhancement identified.
13	-	-	-	The provision of 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	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 polices to ensure that harm is avoided or mitigated.
15	N	N	N	The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 13 Policy AB1: Cavendish House, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 47 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 7. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a dentist within walking distance (710m) of the site. The nearest doctors' is 1.2km away and the nearest hospital 4.3km away. The nearest open space is at Crossford Bridge, next to the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Dane Road Metrolink stop (410m) and bus stops, the nearest being 30m from the site. The nearest train station is 2.2km away. There are National Cycle Network Routes 240m from the site and public footpaths 160m away. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Sale town centre is 620m away, which provides a range of local services and facilities. The nearest school is 730m away. There is a dentist within walking distance (710m) of the site. The nearest doctors' is 1.2km away and the nearest hospital 4.3km away. The nearest open space is at Crossford Bridge, next to the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The Bridgewater Canal SBI is 400m from the site, the Broad Ees Dole SBI and LNR is 800m from the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 14 Policy AB2: Charter House, Woodlands Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 26 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (360m), a dentist (710m) and a hospital (560m) within walking distance of the site. The nearest open space is at St George's Church, 90m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Altrincham Metrolink stop (310m), railway station (300m), bus station and bus stops (closest 20m away). The nearest national cycle network route is 870m away and the nearest public footpath is 470m away. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Altrincham town centre is 0.1km, which has a wide range of local services and facilities. The nearest school is 250m away. There is a doctors' (360m), a dentist (710m) and a hospital (560m) within walking distance of the site. The nearest open space is at St George's Church, 90m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The site is near the grade II listed Church of St George and the Old Market Place and Sandiway Conservation Areas. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 600m from the King George V Pool SBI and approximately 900m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 15 Policy AB3: Citygate 1 and 2, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 65 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a dentist (860m) within walking distance of the site, the nearest doctors' is 1.4km away and the nearest hospital is 4.1km away. The nearest open space is at Crossford Bridge, 30m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Dane Road Metrolink stop (490m) and bus stops (the nearest being 10m away). The closest train station is 2.1km from the site. The nearest national cycle network route is 320m from the site and the nearest public footpath is 40m away. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 760m from Sale town centre, which has a wide range of local services and facilities. The nearest school is 720m away. There is a dentist (860m) within walking distance of the site, the nearest doctors' is 1.4km away and the nearest hospital is 4.1km away. The nearest open space is at Crossford Bridge, 30m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 430m from the Bridgewater Canal SBI and 790m from the Broad Ees Dole SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 16 Policy AB4: Crossgate House, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 50 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (560m) and a dentist (200m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and Burial Ground, 160m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Sale Metrolink stop (440m) and bus stops (the closest is 50m away). The closest train station is 2.7km away. The nearest national cycle network route and public footpath are 390m from the site. The site is well connected with a range of facilities and services at Sale town centre to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 18m away from Sale town centre, which provides a wide range of local services and facilities. The nearest school is 380m away. There is a doctors' (560m) and a dentist (200m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and Burial Ground, 160m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is approximately 430m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 17 Policy AB5: Dunham House, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 17 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (790m) and a dentist (350m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is Sale Excelsior Club, 260m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	There site is near to Sale Metrolink stop (520m) and bus stops (closest 20m away). The nearest train station is 2.6km from the site. The nearest national cycle network route and public footpath are 370m from the site. The site is well connected with a range of facilities and services at Sale town centre to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 180m away from Sale town centre, which provides a wide range of local services and facilities. The nearest school is 440m away. There is a doctors' (790m) and a dentist (350m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is Sale Excelsior Club, 260m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The grade II listed The Volunteer Hotel is to the south and the grade II listed 118 and 120 Cross Street is to the east. Development has the potential to harm or enhance the significance of the site's heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is approximately 430m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 18 Policy AB6: Marshall House, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 16 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (750m) and a dentist (320m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and burial ground, 240m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	There site is near to Sale Metrolink stop (500m) and bus stops (closest 50m away). The nearest train station is 2.6km from the site. The nearest national cycle network route and public footpath are 380m from the site. The site is well connected with a range of facilities and services at Sale town centre to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 140m away from Sale town centre, which provides a wide range of local services and facilities. The nearest school is 400m away. There is a doctors' (750m) and a dentist (320m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and burial ground, 240m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The grade II listed The Volunteer Hotel and the grade II listed 118 and 120 Cross Street are to the north. Development has the potential to harm or enhance the significance of the site's heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is approximately 380m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 19 Policy AB7: Stafford Court, Washway Road, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of 38 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport infrastructure improvements along the A56 will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (280m) and a dentist (170m) within walking distance of the site, the nearest hospital is 4km away. The nearest open space is St James Drive Play Area, 120m from the site. The site has good access to healthcare facilities and recreational open space. Support for retaining mature trees, green buffers, public realm enhancements, providing green spaces and active travel improvements would have a positive effect on health and wellbeing. Incorporation of noise and air quality measures would have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	There site is near to Marsland Metrolink stop (420m) and bus stops (closest 30m). The nearest train station is 2.8km away. The nearest national cycle network route and public footpath are both approximately 250m away. The site is well connected with a range of facilities and services at Sale town centre to meet residents' needs. The site is in a sustainable location and support for sustainable transport infrastructure improvements along the A56, including pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 530m from Sale town centre, which provides a wide range of local services and facilities. The nearest school is 300m away. There is a doctors' (280m) and a dentist (170m) within walking distance of the site, the nearest hospital is 4km away. The nearest open space is St James Drive Play Area, 120m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees and incorporating green buffers and public realm enhancements would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is approximately 380m from the Bridgewater Canal SBI and 980m from Brook Wood SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 20 Policy A3: Trafford Town Centre Broad Development Locations

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Supporting residential-led development within town centres; delivering a range of dwelling sizes and types to meet identified housing need; and provision for affordable housing would have a major positive effect on providing housing to meet local needs.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	Delivering a range of dwelling sizes and types to meet identified housing needs and provision for affordable housing will contribute towards reducing deprivation. Incorporating employment and commercial uses will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	Support for higher density development and sustainable transport modes will help ensure access to healthcare facilities. Retaining mature trees and incorporating green buffers and public realm enhancements to mitigate noise and air quality impacts will have a positive effect on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Incorporating employment and commercial uses would support a varied and robust economy.	No mitigation or enhancement identified.
5	+	+	+	Support for sustainable transport infrastructure improvements, low car developments, mobility hubs and higher housing density would have a positive effect on promoting sustainable modes of transport and reducing the need to travel. The effects would be local in nature.	Specific reference could also be made to the requirement for new housing to be well served by utilities and digital infrastructure.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Support for sustainable transport infrastructure improvements, low car developments, mobility hubs and higher housing density would have a positive effect on providing opportunities for public transport and active travel to meet people's needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees, incorporating green buffers, public realm enhancements and providing green and open space would have a positive effect on the quality of the built environment.	No mitigation or enhancement identified.
8	N	N	N	There is no significant link between this policy and the historic environment.	No mitigation or enhancement identified.
9	-	-	-	Parts of Trafford's town centres are in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the promotion of sustainable modes of transport and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Support for development on previously developed land would have a positive effect on conserving land and soils.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	+	+	+	Support for development on previously developed land means damage to any habitat is less likely. Support for mature trees and green buffers could have a positive effect.	No mitigation or enhancement identified.
13	-	-	-	The provision of 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	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 polices to ensure that harm is avoided or mitigated.
15	N	N	N	The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 21 Policy A4: Empress Regeneration Area Broad Location

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	Delivering a range of dwelling sizes and types to meet identified housing need; and provision for affordable housing would have a positive effect on providing housing to meet local needs.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	Delivering a range of dwelling sizes and types to meet identified housing needs and provision for affordable housing will contribute towards reducing deprivation. Support for the Hadfield Street Industrial Area will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	Support for sustainable transport modes will help ensure access to healthcare facilities. Retaining mature trees and incorporating green buffers and public realm enhancements to mitigate noise and air quality impacts will have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Development in accordance with Hadfield Street Industrial Area would support a varied and robust economy.	No mitigation or enhancement identified.
5	+	+	+	Improvements to public transport infrastructure would have a positive effect on promoting sustainable modes of transport and reducing the need to travel. The effects would be local in nature.	Specific reference could also be made to the requirement for new housing to be well served by utilities and digital infrastructure.
6	+	+	+	Support for sustainable transport infrastructure improvements would have a positive effect on providing opportunities for public transport and active travel to meet people's needs.	No mitigation or enhancement identified.
7	+	+	+	Retaining mature trees, incorporating green buffers, public realm enhancements and providing green and open space would have a positive effect on the quality of the built environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Empress Regeneration Area is in the Empress Conservation Area. Development has the potential to harm or enhance the significance the conservation area. This will depend on the scale, location, design and concentration of development. Achieving design which responds sympathetically to the Empress Conservation Area; and preserves and enhances the existing historic and industrial fabric of the area would have a positive effect on preserving heritage.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The Empress Regeneration Area is in an Air Quality Management Area. New development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the promotion of sustainable modes of transport and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Support for development on previously developed land would have a positive effect on conserving land and soils.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	+	+	+	Support for mature trees and green buffers would have a positive effect.	No mitigation or enhancement identified.
13	-	-	-	The provision of 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	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 development 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 polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Retaining mature trees, incorporating green buffers and providing green spaces would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 22 Policy AN1: Wharfside

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing a minimum of 15,000 new homes, with 8,000 delivered within the plan period, would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042+. The benefits will come forward in the short/medium/long term. An appropriate mix of apartments and houses to meet identified housing needs will be broadly distributed across the site. There is a minimum of 25% on-site affordable housing. This would have a positive effect on ensuring an appropriate mix of housing types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to size of properties and specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing an appropriate mix of apartments and houses to meet identified housing needs and a minimum of 25% on-site affordable housing will contribute towards reducing deprivation. The provision of mixed-use development will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable transport modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The Wharfside area has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	Doctors and dentists are in easy walking distance, less than 500m from the site, the nearest hospital is approximately 1.5km away. The nearest open space is at Nansen Street, 20m from the site. The site location has good access to healthcare facilities and recreational open space. Support for neighbourhood health facilities, new green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Incorporating mixed-use development at Wharfside and Manchester United Football Stadium would support a varied and robust economy. Ensuring proposals do not detrimentally affect existing businesses would also have a positive effect. The provision of a new on-site primary school and contributions towards school places would have a positive effect on supporting education to provide a sustainable labour force for future growth. The mixed-use development would be well-connected and well-served by sustainable transport and infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	++	++	++	There are 3 Metrolink stops, a railway station and 31 bus stops within the allocation. The allocation also contains routes on the national cycle network. The nearest public footpath is 1.2km away. The existing transport network should be able to support the development and the site is within the vicinity of a range of facilities and services to meet residents' needs. The Policy supports additional and improved active travel and other physical connections into and out of the allocation to/from neighbouring areas. The existing infrastructure and support for improved transport connections would have major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	++	++	++	Trafford Park Village, Chester Road and Trafford Bar are local/neighbourhood centres on the edge of the site, which provide local services and facilities. The nearest school is 120m away. Doctors and dentists are in easy walking distance, less than 500m from the site, the nearest hospital is approximately 1.5km away. The nearest open space is at Nansen Street, 20m from the site. Support for new and improved community and social facilities; green infrastructure and sustainable transport links would have a major positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.
7	N	+	+	A very large and prominent site, some of which is underutilised. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The provision of new areas of green space, creation of a public realm fronting the Manchester Ship Canal and new development having regard to the Imperial War Museum North and its' setting would have a positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed Trafford Park Hotel and the grade II listed Trafford Park War Memorial are to the west of the site. The site is next to the Manchester Ship Canal, which is a non-designated heritage asset. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	An Air Quality Management Area is in the site. The quantity of new mixed-use development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site borders Bridgewater Canal and Salford Quays Sites of Biological Importance. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport, connecting into an existing district heating system or providing passive provision for future connection to one and an on-site energy centre would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Specify that on-site energy centre should be focused on renewable energy. Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	Some of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The delivery of a substantial new urban park and the creation of significant new green space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 23 Policy AN2: The Civic Quarter

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing a new residential neighbourhood of approximately 4,000 new homes, with 3,250 delivered within the plan period, would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042+. The benefits will come forward in the short/medium/long term. An appropriate mix of dwelling sizes and types to meet identified housing needs and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing an appropriate mix of dwelling sizes and types to meet identified housing needs and a minimum of 25% affordable housing will contribute towards reducing deprivation. Delivery of up to 50,000 sqm of new office floorspace and other commercial floorspace would provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The Civic Quarter has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.
3	+	+	+	There are doctors and dentists approximately 400m from the site, the nearest hospital is around 1.7km away. There is open space in the allocation and Gorse Hill Park is 200m to the south. Support for new green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	++	++	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Delivery of up to 50,000 sqm of new office floorspace and other commercial floorspace would have a major positive effect on supporting a varied and robust economy. The provision of appropriate visitor accommodation would have a positive effect on contributing to tourist facilities. The mixed-use development would be well-connected and well-served by sustainable transport and infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	++	++	++	The Old Trafford and Trafford Bar Metrolink stations are adjacent to the site. There are 27 bus stops in the allocation. The Manchester United FC train station is 200m from the site. National Cycle Network route 55 runs through the site. The nearest public footpath is 1.1km away. The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and the site is within the vicinity of a range of facilities and services to meet residents' needs. The Policy supports improved cycle and pedestrian links including between development sites and Metrolink stops. The existing infrastructure and support for improved transport connections would have major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	++	++	++	Trafford Bar local centre and Chester Road neighbourhood centre are next to the site, which provide local services and facilities. The nearest school is Stretford High School next to the site. There are doctors and dentists approximately 400m from the site, the nearest hospital is around 1.7km away. There is open space in the allocation and Gorse Hill Park is 200m to the south Support for providing community uses and other town centre uses to meet local needs; green infrastructure and improved active links would have a major positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	A very large and prominent site, some of which is underutilised. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The enhancement of public realm, creation of active ground floor street frontages and the creation of a Processional Route between Old Trafford Metrolink Stop and Sir Matt Busby Way would have a positive effect on townscape character. New on-site areas of publicly accessible open space would also contribute positively.	Ensure the Civic Quarter Area Action Plan is used to coordinate development that conserves and enhances townscape character and improves the quality of open spaces and the public realm.
8	U	U	U	The site contains grade II listed Trafford Town Hall, the grade II entrance portal and lodges to the former White City greyhound track and the grade II listed Old Trafford Bowling Club Pavillion. Attractive Victorian villas are on the opposite site of Talbot Road. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	An Air Quality Management Area is in the site. The quantity of new mixed-use development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	N	N	The site is 400m from the Salford Quays SBI and 800m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport, connecting into an existing district heating system or providing passive provision for future connection to one and an on-site energy centre would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of new on-site areas of open space could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 24 Policy AN3: Trafford Waters

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing a new residential neighbourhood of approximately 3,000 new homes would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042. The benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality, a new care home and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality, a new care home and a minimum of 25% affordable housing will contribute towards reducing deprivation. Delivery of up to 80,000 sqm of new office floorspace and up to 6,700 sqm of commercial floorspace would provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable transport modes will ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. Trafford Waters has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (800m) and a dentist (950m) within walking distance of the site. The nearest hospital is 1.6km away. The nearest open space is All Saints Roman Catholic Church, within the allocation. Support for new a new health centre on-site, green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	++	++	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Delivery of up to 80,000 sqm of new office floorspace and up to 6,700 sqm of commercial floorspace would have a major positive effect on supporting a varied and robust economy. The provision of a new on-site primary school would have a positive effect on supporting education to provide a sustainable labour force for future growth. The site currently has limited public transport and active travel connections.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The closes Metrolink stop is the Trafford Centre, 280m away. There are three bus stops in the allocation. The closest train station is 1.1km away. The nearest national cycle network route is 5m from the stie and the nearest public footpath is 40m away. The site has limited public transport and active travel connections. The Policy supports new active travel connections and new development must allow for the delivery of an extended Metrolink Trafford Park line. The support for improved active travel connections would have positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Include the provision of public transport improvements. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	++	++	++	There are currently no centres within easy walking distance. However, the policy supports incorporating a mix of commercial, employment, retail, leisure and community uses for residents, workers and visitors. The nearest school is 340m away. There is a doctors' (800m) and a dentist (950m). The nearest hospital is 1.6km away. The nearest open space is All Saints Roman Catholic Church, within the allocation. Support for providing a new primary school on-site and a health centre on-site, retail, commercial, leisure, green infrastructure and improved active links would have a major positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	A very large and prominent site. The site is greenfield but is surrounded by urban uses which dominate the landscape character. Change to the character will likely occur but the nature of the change is unknown at this point. Other planning policies exist to protect townscape quality.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site contains grade I listed Church of All Saints and grade II listed All Saints' Presbytery are in the site. The grade II* listed Barton Bridge, Barton Aqueduct and control tower are to the northeast of the site. The Barton Upon Irwell Conservation Area is in the northeast corner of the site. The site is next to the Manchester Ship Canal, which is a non-designated heritage asset. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	An Air Quality Management Area is next to the site in the east. The quantity of new mixed-use development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site consists of greenfield land and is classed as grade 2 and grade 3 agricultural land. The loss of greenfield land and the loss of best and most versatile agricultural land would have a negative effect on the objective, which would be local and permanent.	Further investigation into agricultural land quality and how impact on grade 2 and 3 agricultural land could be avoided. Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 80m from the Bridgewater Canal SBI. The site consists of grassland, trees and waterbodies which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation.	Include protection and enhancement of biodiversity features in the policy. Ensure no net loss of carbon sequestering habitats. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A significant portion of the site is in Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of new on-site areas of open space could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 25 Policy AN4: Pomona

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing a new residential-led neighbourhood of a minimum of 2,300 new homes with around 2,000 in the plan period would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042+. The benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. Supporting sustainable transport modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The Pomona area has an average Index of Multiple Deprivation Decile of 3. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' 550m from the site and dentist 700m away. There is a hospital 1.1km away. The nearest open space is at Chester Road, 220m from the site. The site has good access to healthcare facilities and recreational open space. Support for commercial uses meeting local needs, new green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	++	++	++	There is Cornbrook Metrolink stop within the allocation and Pomona Metrolink stop is nearby to the west. The nearest bus stop is 50m away and the nearest train station is at Manchester United FC, 950m away. The nearest national cycle network route is 500m away. The existing transport network should be able to support the development and the site is well connected with a range of facilities and services to meet residents' needs. The Policy supports improved public transport and active travel infrastructure. The existing infrastructure and support for improved transport connections would have major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is on the edge of Manchester city centre, with a wide range of services and facilities. Trafford Bar local centre is 380m away. The nearest school is 500m away. There is a doctors' 550m from the site and dentist 700m away. There is a hospital 1.1km away. The nearest open space is at Chester Road, 220m from the site. Support for commercial uses to meet local needs, green infrastructure and improved active links would have a positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.
7	+	+	+	A large and prominent site. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The provision of new areas of green space and maximising waterfronts to deliver an active green link along the Manchester Ship Canal and Bridgewater Canal would have a positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site contains grade II listed Brindley Weir and is next to the grade II listed Railway Bridge Over Canal. The Bridgewater Canal is a heritage asset. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	An Air Quality Management Area is next to the site in the south. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 600m from the Salford Quays SBI. The site consists of grassland and shrub which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. Support for an active green link along the Manchester Ship Canal and Bridgewater Canal capable of wildlife/biodiversity habitat would mitigate negative effects.	Include protection and enhancement of biodiversity features in the policy. Ensure no net loss of carbon sequestering habitats. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A significant portion of the site is in Flood Zones 2 and 3. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of new on-site areas of open space could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 26 Policy AN5: Stretford Mall, Chester Road, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	The proposed redevelopment of Stretford Mall encompassing approximately 750 new homes would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042. The benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive affect and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	There is a dentist currently within the site and a doctors' a little over 400m away. The nearest hospital is 4km from the site. The nearest open space is the adjacent St Matthew's Church. The site has good access to healthcare facilities and recreational open space. Support for a new publicly accessible park would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	++	++	++	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Supporting mixed-use development at this site in Stretford town centre would support a varied and robust economy and protect and enhance the vitality and viability of town centres. The provision of floorspace for learning institutions would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	++	++	The site is nearby Stretford Metrolink stop (280m) and bus stops (nearest less than 10m away). The closest train station is Trafford Park, 960m away. The nearest national cycle network route is 110m away and the nearest public footpath is 280m away. The site is in Stretford town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and this would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	++	++	++	The site is in Stretford town centre and well connected with a range of facilities and services to meet resident's needs. The nearest school is within the site. There is a dentist currently within the site and a doctors' a little over 400m away. The nearest hospital is 4km from the site. The nearest open space is the adjacent St Matthew's Church. Provision up to 2,400 sqm of floorspace for local community uses would have a major positive effect. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.
7	++	++	++	A large and prominent site. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The provision of high-quality public realm and site frontages; and a new publicly accessible park would have a major positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Grade II Listed Civic Theatre, listed Essoldo Cinema, Church of St Matthew and Former Cross Base in St Matthew's Churchyard are near the site. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is surrounded by an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 170m from the Bridgewater Canal SBI and 870m from the Broad Ees Dole LNR and SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of a new publicly accessible park would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 27 Policy AN6: Land west of Skerton Road, Old Trafford Site

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	The proposed development of approximately 540 new homes would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 3. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site has nearby doctors and dentist facilities (approximately 150m and 400m, respectively). The nearest hospital is 2km from the site. Old Trafford Bowling Club is the nearest open space, 50m from the site. The site location has good access to healthcare facilities and recreational open space. Support for publicly accessible public realm and green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is Trafford Bar, 100m from the site, the nearest bus stop is 90m away. The closest train station is Manchester United FC, 770m from the site. The nearest national cycle network route is 450m form the site. The site is nearby a Metrolink stop and a local centre. The site location has good access to sustainable transport modes and local facilities. The site is in a highly sustainable location and this would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 17m from Trafford Bar local centre. The site is 340m from the nearest school. The site has nearby doctors and dentist facilities (approximately 150m and 400m, respectively). The nearest hospital is 2km from the site. Old Trafford Bowling Club is the nearest open space, 50m from the site. The site location has good access to healthcare facilities and recreational open space. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and incorporating strong active frontages whilst establishing high visual design standards would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Grade II Listed Old Trafford Bowling Club. Development has the potential to harm or enhance the significance of a heritage asset. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 800m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to a District Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of green space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 28 Policy AN7: 499 Chester Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 285 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site is nearby a Metrolink stop, bus stops and a local centre. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The nearest doctors' and dentist are approximately 600m from the site, the nearest hospital is 1.7km away. Hullard Park is the nearest open space, 130m from the site. The site location has good access to healthcare facilities and recreational open space. Support for accessible public realm and publicly accessible green would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is Trafford Bar, 390m from the site. There is a bus stop adjacent to the site. The nearest train station is 1.3km away. The site is nearby a Metrolink stop and a local centre. The site location has good access to sustainable transport modes and local facilities. The site is in a highly sustainable location and this would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 200m from Trafford Bar local centre. The site is 390m from the nearest school. The nearest doctors' and dentist are approximately 600m from the site, the nearest hospital is 1.7km away. Hullard Park is the nearest open space, 130m from the site. The site location has good access to healthcare facilities and recreational open space. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and support for a high quality, locally distinctive design would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Empress Conservation Area. Development has the potential to harm or enhance the significance a conservation area. This will depend on the scale, location, design and concentration of development. The policy requiring development to responds sympathetically to the conservation area would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is within an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to an existing district heating system or providing passive provision for connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	No mitigation or enhancement identified.
16	+	+	+	The provision of green space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 29 Policy AN8: 88-118 Chorlton Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 188 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site is nearby bus stops and a local facilities. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 1. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site is approximately 200m from the nearest doctors' and 250m from the nearest dentist, the nearest hospital is 900m away. Rainbow Park Play Area is adjacent to the site. The site location has good access to healthcare facilities and recreational open space. Support for accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is 910m from the nearest Metrolink stop and 1.3km from the nearest train station. The nearest bus stop is 30m from the site. The nearest national cycle network route is 780m from the site. The site is nearby bus stops and local facilities. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and this would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Brooks Bar neighbourhood centre is 260m away and Ayres Road local centre is 390m away. The nearest school is 190m away. The site is approximately 200m from the nearest doctors' and 250m from the nearest dentist, the nearest hospital is 900m away. Rainbow Park Play Area is adjacent to the site. The site location has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs. Connecting to the existing segregated cycle lanes and pedestrian infrastructure on Chorlton Road would have a positive effect.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and support for incorporating active frontages would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	There are no nearby designated heritage assets. The site includes some late Victorian/early Edwardian red brick industrial buildings and a chapel to the south of the site, which could be considered as non-designated heritage assets. Development has the potential to harm or enhance the significance a non-designated heritage assets. This will depend on the scale, location, design and concentration of development. The policy requiring development to responds sympathetically to the conservation area would have a positive contribution to conserving the historic environment.	Retaining the early industrial buildings would be desirable to ensure no harm to the significance of the historic environment. A considered design approach that responded positively to these buildings is recommended.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to an existing district heating system or providing passive provision for connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1 and has risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of green space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 30 Policy AN9: Land off Bold Street, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 150 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site is nearby bus stops and a local facilities. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 1. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site is a short walking distance from the nearest doctors' (400m), dentist (150m) and hospital (550m). There is open space within the site at Clifford Court. The site location has good access to healthcare facilities and recreational open space. Support for active travel links; accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is 1.2km from the site and the nearest train station is 1.3km away. The closest bus stop is 70m from the site. The nearest national cycle network route is 450m from the site. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and support for attractive travel links to the high frequency bus routes on Moss Lane would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 170m from Brooks Bar neighbourhood centre and 340m from Hulme centre. The nearest school is 250m away. The site is a short walking distance from the nearest doctors' (400m), dentist (150m) and hospital (550m). There is open space within the site at Clifford Court. The site location has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Vacant brownfield site with potential to enhance local character townscape. The provision of public realm, green space and ensuring the development responds well to Merlin Park to the west would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	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 has the potential to harm or enhance the significance a designated heritage assets. This will depend on the scale, location, design and concentration of development. The policy requiring development to responds sympathetically to the conservation area would have a positive contribution to conserving the historic environment.	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.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by vegetation which is likely to have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of green space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 31 Policy AN10: Land at Brixham Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 135 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. Having regard to the Metrolink line to the east and providing noise mitigation would help mitigate negative effects. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site is within walking distance of the nearest doctors' and dentist, both around 300m away. The nearest hospital is 2.2km from the site. Seymour Grove Allotments are within the site. The site location has good access to healthcare facilities and recreational open space. Support for active travel links and incorporating open space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is the Old Trafford stop, 230m from the site; the closest train station is Manchester United FC, 900m away. The nearest bus stop is 100m from the site. The closest national cycle network route is 200m from the site. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and support for attractive travel infrastructure would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Trafford Bar local centre is 440m away and Warwick Road South neighbourhood centre is 375m away. The nearest school is 80m away. The site is within walking distance of the nearest doctors' and dentist, both around 300m away. The nearest hospital is 2.2km from the site. Seymour Grove Allotments are next to the site. The site location has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Development has the potential to enhance local character and townscape.	No mitigation or enhancement identified.
8	N	N	N	There are no heritage assets within the vicinity of the site and no effects on the historic environment are expected.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel links and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel links would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is not significant link between this policy and resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 32 Policy AN11: Site of former Stretford Memorial Hospital

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 60 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield land on the site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 3. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There are doctors' and dentist facilities within walking distance (350m and 400m). The nearest hospital is around 2km from the site. The nearest greenspace is 250m away. The site location has good access to healthcare facilities and recreational open space, Support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Add provision of green space to policy wording.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The Firswood Metrolink stop is 200m from the site, the nearest train station is 1.4km away. The nearest bus stop is 10m from the site. The closest national cycle network route is 300m from the site. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and support for attractive travel links would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Ayres Road local centre is 450m away and Upper Chorlton Road is 160m away. The nearest school is 220m away. There are doctors' and dentist facilities within walking distance (350m and 400m). The nearest hospital is around 2km from the site. The nearest greenspace is 250m away. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Large parts of the site are vacant and there is potential to improve local character and townscape. An attractive Georgian building called Basford House remains on the site. 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. Respecting the setting of the former Stretford Memorial Hospital and incorporating into the design of the scheme would have a positive effect.	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	There are no nearby designated heritage assets. An attractive Georgian building called Basford House remains on the site and could be considered as a non-designated heritage asset. The building has architectural and historic significance. Respecting the setting of the former Stretford Memorial Hospital and incorporating into the design of the scheme would have a positive effect. Development has the potential to harm or enhance the significance a designated non-designated heritage assets. This will depend on the scale, location, design and concentration of development.	A scheme to develop the site that retained Basford House would be desirable 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.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation which is likely to have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	No mitigation or enhancement identified.
16	N	N	N	There is no significant link between this policy and climate change resilience.	Add provision of green space to policy wording.

Table 33 Policy AN12: Land at Christie Road, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 60 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	The nearest doctors' (250m) and dentist (500m) are both within walking distance, the nearest hospital is 3.3km from the site. The nearest open space is 50m away at the Church of Jesus Christ of the Latter-Day Saints. The site location has good access to healthcare facilities and recreational open space. Support for attractive travel links would have a positive effect on supporting improved health and wellbeing of the population.	Add provision of green space to policy wording

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The Stretford Metrolink stop is 570m from the site, the closest train station is Trafford Park, 750m away. The closest bus stop is less than 10m from the site. National Cycle Network route 82 runs along the canal just to the west of the site. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and support for attractive travel links would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 210m from Gorse Hill neighbourhood centre and 700m from Stretford town centre. The nearest school is 230m away. The nearest doctors' (250m) and dentist (500m) are both within walking distance, the nearest hospital is 3.3km from the site. The nearest open space is 50m away at the Church of Jesus Christ of the Latter-Day Saints. The site location has good access to healthcare facilities and recreational open space, The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	There is potential for development of the site to improve local character and townscape. Considering the Bridgewater Canal frontage in the design of the scheme would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. Having regard to surrounding heritage assets including St Ann's Church and the Bridgewater Canal would have a positive effect. Development has the potential to harm or enhance the significance a designated non-designated heritage assets. This will depend on the scale, location, design and concentration of development.	No mitigation or enhancement identified.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is adjacent to the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	-	-	-	The site is within Flood Zone 2 and 3 and has risk from surface water flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 34 Policy AN13: Lacy Street, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 55 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield land on the site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (450m) and a dentist (200m) within walking distance, the nearest hospital is 4km away. The nearest open space is Stretford Cemetery. The site has good access to healthcare facilities and recreational open space. The site has good access to healthcare facilities and recreational open space. Support for active travel links such as to the Bridgewater Way would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby a Metrolink stop (Stretford, 120m), bus stops (including one within the site) and Stretford town centre. The closest train station is 1km from the site. National Cycle Network route 82 runs along the site boundary. The nearest public footpath is 110m away. There is good access to active travel along the Bridgewater Canal. The site location has good access to sustainable transport modes and local facilities. Support for improved active travel links from the site across the A56 to Stretford town centre, sustainable transport links through the site to the Bridgewater Way and improved active travel routes from the site to Stretford Metrolink stop would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 30m from Stretford town centre, which provides a wide range of local services and facilities. The nearest school is 310m away. There is a doctors' (450m) and a dentist (200m) within walking distance, the nearest hospital is 4km away. The nearest open space is Stretford Cemetery. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site which includes vacant brownfield land has potential to improve local character and townscape, particularly along the canal. However, the development of the site may result in the loss of mature trees. The support for development having regard to the Bridgewater Canal frontage and contributing to opening up access to the canal from Stretford town centre would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. The Grade II Listed Essoldo Cinema and the Grade II Listed Civic Theatre are to the north. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI. It is 830m from the Broad Ees Dole SBI and LNR and 980m from the Chorlton Ees and Ivy Green LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but there are trees on the site which could have biodiversity value and the site borders the Bridgewater Canal, which has biodiversity importance. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Retain high value trees. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure, high EPC rating and connecting to an existing or planned heat/energy network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 35 Policy AN14 – AN24 Sites between 10-49 dwellings: AN14: 332-340 Chester Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 31 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site is within walking distance of a doctors' (450m), with a dentist just over 1km away and hospital 1.4km away. The nearest open space is at Chester Road, less than 20m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Cornbrook Metrolink stop (210m) and bus stops (nearest 70m). The nearest train station is 1.2km from the site. There is a national cycle network route 970m from the site. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	The site is 760m from Trafford Bar local centre. The nearest school is 300m away. The site is within walking distance of a doctors' (450m), with a dentist just over 1km away and hospital 1.4km away. The nearest open space is at Chester Road, less than 20m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Development has the potential to enhance local character and townscape. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	No mitigation or enhancement identified.
8	U	U	U	The site is inside the Empress Conservation Area. The Grade II Listed Hulme Barracks is to the east but is separated from the site by tall buildings. Development has the potential to harm or enhance the significance of the Empress Conservation Area and non-designated heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is nearby an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 36 Policy AN14 – AN24 Sites between 10-49 dwellings: AN15 Greatstone Hotel

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 30 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (350m) and a dentist (150m) within walking distance. There is a hospital approximately 2.7km away. The nearest open space is Gorse Hill Park, within the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Old Trafford Metrolink stop (660m) and bus stops (nearest 120m). The Manchester United FC train station is 670m form the site. The closest national cycle network route is 600m from the site. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 140m away from Gorse Hill local centre. The nearest school is 100m away. There is a doctors' (350m) and a dentist (150m) within walking distance. There is a hospital approximately 2.7km away. The nearest open space is Gorse Hill Park next to the site. The site has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Development has the potential to enhance local character and townscape. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Grade II Listed The Great Stone at Entrance to Gorse Hill Park, Gorse Hill Park Entrance Portal and Lodges and Stretford War Memorial. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The Bridgewater Canal SBI is 630m from the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 37 Policy AN14 – AN24 Sites between 10-49 dwellings: AN16 Land at Avondale Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 28 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (650m) and a dentist (450m) within walking distance of the site, the nearest hospital is 2.4km away. The nearest open space is Gorse Hill Community Allotments, 30m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to the railway could cause noise pollution and have a negative effect on wellbeing. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Apply other policies to mitigate effects of noise pollution from the railway.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The closest Metrolink stop is 800m from the site, Manchester United FC train station is 450m from the site. The nearest bus stops are 200m from the site. The nearest national cycle network route is 540m from the site. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Gorse Hill local centre is 420m away and Chester Road neighbourhood centre is 490m away. The nearest school is 150m away. There is a doctors' (650m) and a dentist (450m) within walking distance of the site, the nearest hospital is 2.4km away. The nearest open space is Gorse Hill Community Allotments, 30m from the site. The site has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	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. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	Consider retaining high value trees surrounding the site.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The Bridgewater Canal SBI is 720m from the Bridgewater Canal SBI and 890m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. There is some significant planting around the edge of the site with potential biodiversity value, therefore it is likely to be a local level negative impact.	Consider retaining high value trees surrounding the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees surrounding the site.

Table 38 Policy AN14 – AN24 Sites between 10-49 dwellings: AN17 Former Boat Yard, Edge Lane

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 28 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield land on the site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 3. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (400m) and a dentist (400m) within walking distance of the site, the nearest hospital is 3.9km away. The nearest open space is at St Ann's Church, 90m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to the Metrolink line could cause noise pollution and have a negative effect on wellbeing. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Apply other policies to mitigate effects of noise pollution from the Metrolink line.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	Stretford Metrolink stop is 30m from the site, Trafford Park train station is 960m away. The closest bus stop is less than 10m from the site. National Cycle Network route 82 is 10m from the site and the nearest public footpath is 80m away. The site is nearby Stretford town centre and bus stops. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Stretford town centre is 170m away, which provides a wide range of local services and facilities. The nearest school is 110m away. There is a doctors' (400m) and a dentist (400m) within walking distance of the site, the nearest hospital is 3.9km away. The nearest open space is at St Ann's Church, 90m from the site. The site has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site which includes vacant brownfield land has potential to improve local character and townscape along the canal. However, the development of the site may result in the loss of some trees. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	Consider retaining high value trees on the site.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. The Grade II Listed Essoldo Cinema is on the opposite side of the canal to the west, which should be considered in the design of the development. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI and 850m from the Broad Ees Dole SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation which is likely to have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Consider retaining high value trees surrounding the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees surrounding the site.

Table 39 Policy AN14 – AN24 Sites between 10-49 dwellings: AN18 Former Vehicle Repair Workshop, Green Street

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 28 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of vacant brownfield land on the site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (930m) and a dentist (350m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is at Highfield Close, 1000m from the site. The site has good access to healthcare facilities and recreational open space. The proximity to the Metrolink line could cause noise pollution and have a negative effect on wellbeing. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Apply other policies to mitigate effects of noise pollution from the Metrolink line
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is Stretford, 650m from the site, the nearest train station is 1.4km from the site. The nearest bus stop is 90m from the site. The closest national cycle network route is 160m away and the nearest public footpath is 380m from the site. The site is nearby Stretford town centre and bus stops. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Stretford town centre is 230m away, which provides a wide range of local services and facilities. The nearest school is 330m away. There is a doctors' (930m) and a dentist (350m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is at Highfield Close, 1000m from the site. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site which includes vacant brownfield land has potential to improve local character and townscape along the canal. However, the development of the site may result in the loss of some trees. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	Consider retaining high value trees on the site.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. The Grade II Listed Essoldo Cinema is on the opposite side of the canal to the west, which should be considered in the design of the development. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 220m from the Bridgewater Canal SBI, 640m from the Broad Ees Dole SBI and LNR and 890m from the Chorlton Ees and Ivy Green SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation which is likely to have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Consider retaining high value trees surrounding the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees surrounding the site.

Table 40 Policy AN14 – AN24 Sites between 10-49 dwellings: AN19 Former Northumberland Public House, Chester Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 20 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (540m) and a dentist (850m) within walking distance of the site, the nearest hospital is 1.5km away. The nearest open space is just 10m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Cornbrook Metrolink stop (480m away) and bus stops (closest 100m away). The nearest train station is 1.4km away. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Trafford Bar local centre is 570m from the site. The nearest school is 110m away. There is a doctors' (540m) and a dentist (850m) within walking distance of the site, the nearest hospital is 1.5km away. The nearest open space is just 10m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	The site consists of vacant brownfield land and development has potential to improve local character and townscape. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	No mitigation or enhancement identified.
8	U	U	U	The site is opposite the Grade II Listed Essence Factory and next to the Empress Conservation Area. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation and trees which is likely to have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	-	-	-	The is within Flood Zone 2. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees surrounding the site.

Table 41 Policy AN14 – AN24 Sites between 10-49 dwellings: AN20 York House, 1 Bridgenorth Avenue

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 18 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (920m) and a dentist (830m) within walking distance of the site, the nearest hospital is 2.2km away. The nearest open space is 200m from the site. The site has good access to healthcare facilities and recreational open space. The proximity to the motorway could cause noise pollution and have a negative effect on wellbeing. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Apply other policies to mitigate effects of noise pollution from the motorway.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest train station is Humphrey Park, 800m from the site. The nearest Metrolink stop is 1.9km away. The nearest bus stop is 40m from the site. The closest national cycle network route is 800m from the site and the closest public footpath is 220m away. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 520m from Stretford Road neighbourhood centre and 800m from Urmston town centre. The nearest school is 50m away. There is a doctors' (920m) and a dentist (830m) within walking distance of the site, the nearest hospital is 2.2km away. The nearest open space is 200m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Development has potential to improve local character and townscape. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 960m from the River Mersey SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is surrounded by some vegetation and trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees surrounding the site.

Table 42 Policy AN14 – AN24 Sites between 10-49 dwellings: AN21 Essoldo Cinema, Edge Lane

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 10 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (380m) and a dentist (300m) within walking distance of the site, the nearest hospital is 4km away. The nearest open space is at St Ann's Church, 200m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is 60m from Stretford Metrolink stop and 960m from Trafford Park train station. The nearest bus stop is 30m from the site. National Cycle Network route 82 passes through the site and the nearest public footpath is 110m away. The site is nearby Stretford town centre and bus stops. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Stretford town centre is 60m away, which provides a wide range of services and facilities. The nearest school is 230m away. There is a doctors' (380m) and a dentist (300m) within walking distance of the site, the nearest hospital is 4km away. The nearest open space is at St Ann's Church, 200m from the site. The site has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site has potential to improve local character and townscape including along the canal. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	The Essoldo building should be retained and sensitively converted.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site consists of the Grade II Listed Essoldo Cinema. The heritage asset should be retained and sensitively converted. The site is opposite the grade II listed Civic Theatre. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is adjacent to the Bridgewater Canal SBI and 870m from the Broad Ees Dole SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 43 Policy AN14 – AN24 Sites between 10-49 dwellings AN22 Robin Hood Hotel, 125 Barton Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 15 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 3. This means development will have a greater effect on reducing deprivation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (680m) and a dentist (20m) within walking distance of the site, the nearest hospital is 3.8km away. The nearest open space is Church Street Allotments, 150m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is 670m from the nearest Metrolink stop (Stretford) and 1km from the nearest train station. There is one bus stop within the site. The nearest national cycle network route and public footpath are both around 500m away. The site is nearby Stretford town centre and bus stops. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Stretford town centre is 11m away, providing a wide range of local services and facilities. The nearest school is 500m away. There is a doctors' (680m) and a dentist (20m) within walking distance of the site, the nearest hospital is 3.8km away. The nearest open space is Church Street Allotments, 150m from the site. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The site consists of an attractive former public house. Retaining this would be positive for local character. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	Retain the former public house building to contribute positively to local character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site consists of an attractive former public house, which could be considered as a non-designated heritage asset. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Retain the former public house building to protect the historic environment.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 500m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 44 Policy AN14 – AN24 Sites between 10-49 dwellings: AN23 Trafford Park Hotel

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 15 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.
3	+	+	+	The nearest doctors' is 1.6km from the site and the nearest dentist is 1.5km away. The nearest hospital is 2.4km away. The nearest open space is at St Antony's Roman Catholic Church, 60m from the site. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby a local centre, Village Metrolink stop (30m) and bus stops (30m). The nearest train station is 1.3km away. The closest national cycle network route is 610m from the site. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Trafford Park Village Neighbourhood Centre. The nearest school is 120m away. The nearest doctors' is 1.6km from the site and the nearest dentist is 1.5km away. The nearest hospital is 2.4km away. The nearest open space is at St Antony's Roman Catholic Church, 60m from the site. The site is well connected with a range of facilities and services at a local town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site consists of an attractive former hotel building has potential to improve local character. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	The former hotel building should be retained and sensitively converted.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site consists of the Grade II Listed Trafford Park Hotel. The heritage asset should be retained and sensitively converted. The site is nearby the Grade II Listed Trafford Park War Memorial. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 610m from Trafford Ecology Park LNR and SBI and 950m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 45 Policy AN14 – AN24 Sites between 10-49 dwellings: AN24 Land between 182/182a Park Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 13 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (620m) and a dentist (360m) within walking distance of the site, the nearest hospital is 3.6km away. The nearest open space is Thirlmere Avenue Community Garden, adjacent to the site. The site has good access to healthcare facilities and recreational open space. The proximity to the railway line could cause noise pollution and have a negative effect on wellbeing. Support for health and education facilities; green infrastructure and open space in accordance with other Local Plan policies and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population.	Apply other policies to mitigate effects of noise pollution from the railway line.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Trafford Park railway station (170m) and bus stops (nearest 10m). The closest Metrolink stop is 1.1km away. The nearest national cycle network route is 250m away and the nearest public footpath is 930m from the site. The site location has good access to sustainable transport modes and local facilities. Support for improvement along the A56 corridor to support greater sustainable mode share and contributing to active travel schemes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Moss Road/Davyhulme Road East local centre is 280m from the site. The nearest school is 520m away. There is a doctors' (620m) and a dentist (360m) within walking distance of the site, the nearest hospital is 3.6km away. The nearest open space is Thirlmere Avenue Community Garden, adjacent to the site. The site is well connected with a range of facilities and services at a local town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Development on the site has potential to improve local character. The support for being designed around a landscape-led strategy and providing open space in accordance with Policy OS1 requirements could have a positive effect.	Consider retaining high value trees where possible.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 240m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to an existing or planned heat/energy network for sites located within opportunity areas would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	-	-	-	The is in Flood Zone 2 and 3. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing green infrastructure and being designed around a landscape-led strategy would have a positive effect on resilience to the effects of climate change.	Consider retaining high value trees.

Table 46 Policy AN25 – AN36 Trafford Park: AN25 Land to East and West of A5181 (Kelloggs Plant) Park Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. The site is near a residential area, so there is potential to affect the wellbeing of residents through noise, dust, light and smell.	Apply other policies to mitigate effects of noise, dust, light and smell pollution.
4	++	++	++	The proposed development for 45,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. The development would support economic development in a location easily accessible by sustainable transport.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Trafford Park railway station (160m) and has an adjacent bus stop. The nearest Metrolink stop is 1.1km away. National Cycle Network route 82 runs along the site boundary. The nearest public footpath is 820m from the site. The site would be easily accessible and well served by public transport, walking and cycle routes Support for contributions towards public transport and active travel; connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	Improving public realm, enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; and providing an enhanced waterside environment would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.
9	-	-	-	An Air Quality Management Area is in the site. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	N	+	+	The site is adjacent to the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A small part of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 47 Policy AN25 – AN36 Trafford Park: AN26 Site of Tenmat, Ashburton Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	++	++	++	The proposed development for 20,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The Parkway Metrolink stop is approximately 800m from the site, the nearest train station is 1.5km from the site. There is a bus stop adjacent to the site. The nearest national cycle network route is 140m from the site and the nearest public footpath is 520m away. Support for contributions towards public transport and active travel; connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Improving public realm, enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	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.
9	-	-	-	An Air Quality Management Area is in the site. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	N	+	+	The site is 120m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is some risk from Surface Water Flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 48 Policy AN25 – AN36 Trafford Park: AN27 Site of SCA Hygiene Products, Trafford Park Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	++	++	++	The proposed development for 10,800 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is 760m from the Parkway Metrolink stop and 1.1km from the nearest train station. There is a bus stop adjacent to the site. The nearest national cycle network route is 760m from the site. Support for contributions towards public transport and active travel; connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Improving public realm, enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	An Air Quality Management Area is in the site. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	N	+	+	The site is 490m from the Trafford Ecology Park SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is some risk from Surface Water Flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 49 Policy AN25 – AN36 Trafford Park: AN28 125 Trafford Park Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 4,140 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is 360m from the Village Metrolink stop, there is an adjacent bus stop and the nearest train station is 1.7km away. The nearest national cycle network route is 710m away. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. Development should have regard to the Biodiversity Opportunity Area at Trafford Ecology Park approx. 100m away, ensuring biodiversity improvements are not undermined. This would have a positive effect on avoiding damage to wildlife sites. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 50 Policy AN25 – AN36 Trafford Park: AN29 10 Tenax Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 3,570 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is 250m from the Village Metrolink stop and 1.6km from the nearest train station. The closest bus stop is 150m from the site. The closest national cycle network route is 680m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	Retain high value trees bordering the site.
8	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.
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	+	+	The site is 660m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by some vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 51 Policy AN25 – AN36 Trafford Park: AN31 Former Builders Yard, First Avenue, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 3,045 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby bus stops (closest 10m) and Village Metrolink stop (100m away). The nearest train station is 1.1km from the site. The nearest national cycle network route is 490m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	U	U	U	The site is near the Grade II Listed Trafford Park Hotel. Development having regard to impacts on the Grade II Listed Trafford Park Hotel informed by a detailed heritage impact assessment will have a positive contribution to conserving the historic environment. Development has the potential to harm or enhance the significance of a heritage assets. This will depend on the scale, location, design and concentration of development.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	+	+	The site is 710m from the Trafford Ecology Park SBI and LNR and 790m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by some vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 52 Policy AN25 – AN36 Trafford Park: AN32 Former Trafford Bakery, Ashburton Road West, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 2,758 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby Parkway Metrolink stop (540m) and bus stops (nearest is adjacent to the site). The closest train station is 1.4km from the site. The nearest National Cycle Network route is 560m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	+	+	The site is 540m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by some vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 53 Policy AN25 – AN36 Trafford Park: AN33 F and G Commercials, Trafford Park Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 2,338 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby Village Metrolink stop (170m away) and bus stops (nearest 70m from the site). The closest train station is 1.2km from the site. The nearest national cycle network route is 330m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	N	N	N	The site is approximately 200m from the Grade II Listed Trafford Park Hotel and 300m from the Grade II Listed Trafford Park War Memorial. The site is separated from these heritage assets by built development and so there is unlikely to be any effect on them.	No mitigation or enhancement identified.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	The site is 650m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 54 Policy AN25 – AN36 Trafford Park: AN34 Unit 24 Severnside Trading Estate, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 1,319 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby bus stops, with the nearest 50m from the site. The nearest Metrolink stop is 620m from the site (Parkway stop) and the closest train station is 1.1km from the site. The closest national cycle network route is 180m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	The site is 160m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 55 Policy AN25 – AN36 Trafford Park: AN36 Former Washington Mills Electro Minerals, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 1,050 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is near Village Metrolink stop, Parkway Metrolink stop (both 650-700m from the site) and bus stops (closest 140m from the site). The nearest train station is 1.6km from the site. The closest national cycle network route is 860m from the site. Connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	The site is 160m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	Retain high value trees bordering the site.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 56 Policy AN37: 2 Brindley Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. The site is near a residential area and proposed housing allocations, so there is potential to affect the wellbeing of residents through noise, dust, light and smell. Incorporating appropriate noise mitigation measures to ensure noise from HGV movements along the access road to not detrimentally impact nearby residential receptors would mitigate negative effects.	Apply other policies to mitigate effects of noise, dust, light and smell pollution.
4	++	++	++	The proposed development for a minimum of 19,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Trafford Bar Metrolink stop (110m) and is adjacent to bus stops. Manchester United FC train station is 880m from the site. The nearest national cycle network route is 730m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for minimum levels of cycle parking and appropriate financial contribution to improved public transport service provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	+	+	+	Being designed to respond sensitively to the nearby Empress Conservation Area and its setting would have a positive effect on townscape.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Empress Conservation Area is to the east of the site. Being designed to respond sensitively to the nearby Empress Conservation Area and its setting would have a positive effect on conserving heritage. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 680m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes would restrict carbon emissions. However, emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 57 Policy AN38: Land at The Bridgewater Centre

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	++	++	++	The proposed development for a minimum of 17,850 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-2042 (6-17 years). Most of the benefits will come forward in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is near The Trafford Centre Metrolink stop (250m) and bus stops (nearest 20m from the site), the closest train station is 1.5km from the site. National Cycle Network route 82 runs adjacent to the site, the nearest public footpath is 40m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for minimum levels of cycle parking and appropriate financial contribution to improved public transport service provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	The site is currently in B2/B8 use, so development for the same uses would unlikely significantly change the character of the local area.	No mitigation or enhancement identified.
8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. Being designed to respond sensitivity to the Bridgewater Canal would have a positive effect. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting to an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 58 Policy AN39: Land south of Taylor Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	++	++	++	The proposed development for a minimum of 14,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is near The Trafford Centre Metrolink stop (20m) and bus stops (20m). The site is 1.7km from the nearest train station. The nearest public footpath is 120m from the site and the nearest National Cycle Network route is 200m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for minimum levels of cycle parking and appropriate financial contribution to improved public transport service provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	The site is currently in B2/B8 use, so development for the same uses would unlikely significantly change the character of the local area.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	-	-	The site is 200m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting to an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 59 Policy AN40: Land west of Trafford Boulevard

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	++	++	++	The proposed development for a minimum of 12,000 sqm of office floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is near The Trafford Centre Metrolink stop (570m) and adjacent to the nearest bus stop. The site is 1.9km from the nearest train station. The closest public footpath is 420m from the site and the closest National Cycle Network route is 790m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for minimum levels of cycle parking and appropriate financial contribution to improved public transport service provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	N	N	Change to the local character will likely occur but the nature of the change is unknown at this point. Other planning policies exist to protect townscape quality.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	-	-	The site is 880m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting to an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the operation of buildings and increased commuter traffic are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 60 Policy AN41: Land at Moss Vale Crescent

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. Establishing a green link connecting to the adjacent green infrastructure network and buildings prioritising urban greening techniques would have positive effects on wellbeing.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for approximately 5,000 sqm of office floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Humphrey Park railway station (830m), Barton Dock Road Metrolink stop (900m) and bus stops (closest adjacent to the site) The site is 240m from the nearest public footpath and 940m from the nearest National Cycle Network route. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for establishing a green link to the adjacent green infrastructure network and enabling sustainable transport connections would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Change to the local character will likely occur but the nature of the change is unknown at this point. A maximum of 5 storeys in height to enable sensitive integration with existing residential environment, establishing a green link with adjacent infrastructure, soft landscaping to mitigate against the impact of the M60 and buildings prioritising urban greening techniques would have a positive effect on townscape.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	-	-	The site is 950m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes would restrict carbon emissions. However, emissions arising both from the operation of buildings and increased commuter traffic are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	The site is within Flood Zones 2 and 3. There is risk of surface water flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Soft landscaping along road frontages and buildings prioritising urban greening techniques would have a positive effect on resilience to climate change.	No mitigation or enhancement identified.

Table 61 Policy AN42 – AN44 Trafford Centre Rectangle: AN42 Former Event City, Barton Dock Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and the health of the community.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 12.23 ha of leisure development would have a positive effect on economic growth and job creation by expanding Trafford's tourism assets.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Barton Dock Road Metrolink stop (40m) and bus stops (closest 20m from the site). The nearest train station is 1.3km from the site. National Cycle Network route 82 runs along the northern boundary. The nearest public footpath is 390m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for active travel routes and making an appropriate financial contribution to improved public transport provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	U	U	U	Change to the local character will likely occur but the nature of the change is unknown at this point.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more visitor traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of leisure development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the operation of buildings and increased visitor traffic are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new leisure development could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 62 Policy AN42 – AN44 Trafford Centre Rectangle: AN43 Former Container Base, Barton Dock Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and health of the community.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 4.67 ha of leisure development would have a positive effect on economic growth and job creation by expanding Trafford's tourism assets.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Barton Dock Road Metrolink stop (380m) and bus stops (closest adjacent to the site). The nearest train station is 1.1km from the site. The closest public footpath is 320m from the site and the closest National Cycle Network route is 450m away. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for active travel routes and making an appropriate financial contribution to improved public transport provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	U	U	U	Change to the local character will likely occur but the nature of the change is unknown at this point.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more visitor traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of leisure development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 450m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the operation of buildings and increased visitor traffic are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. The development of new leisure development could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 63 Policy AN42 – AN44 Trafford Centre Rectangle: AN44 Land at Car Park 7

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	N	N	N	There is no significant link between this policy and housing.	No mitigation or enhancement identified.
2	N	N	N	There is no significant link between this policy and the promotion of equality and reduction of deprivation.	No mitigation or enhancement identified.
3	N	N	N	There is no significant link between this policy and the health of the community.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for 3.73 ha of leisure development would have a positive effect on economic growth and job creation by expanding Trafford's tourism assets.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Barton Dock Road Metrolink stop (500m) and bus stops (closest 20m from the site), the nearest train station is 1km away. The nearest public footpath is 220m away and the nearest National Cycle Network route is 680m away. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for active travel routes and making an appropriate financial contribution to improved public transport provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	U	U	U	Change to the local character will likely occur but the nature of the change is unknown at this point.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more visitor traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site contains greenfield land which is classed as grade 2 agricultural land. The loss of greenfield land and the loss of best and most versatile agricultural land would have a negative effect on the objective, which would be local and permanent.	Further investigation into agricultural land quality and how impact on grade 2 and 3 agricultural land could be avoided. Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of leisure development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 670m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of scrub and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation.	Ensure compensation for loss of woodland. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, emissions arising both from the operation of buildings and increased visitor traffic are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new leisure development could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and climate change resilience.	No mitigation or enhancement identified.

Table 64 Policy AS1: Land at Oakfield Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 180 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 8.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (330m), a dentist (230m) and a hospital (270m) within walking distance of the site. The nearest open space is 170m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to the Metrolink line could cause noise pollution and have a negative effect on wellbeing. The requirement to incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would help mitigate this. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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 proposed development for a minimum of 3,900 sqm of office floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Supporting mixed-use development at this site in Altrincham town centre would protect and enhance the vitality and viability of town centres.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	++	++	++	The site is next to Altrincham railway station, Metrolink stop and bus station. The nearest public footpath is 190m from the site. The site is in Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for active travel linkages to surround area, active travel improvements to Moss Lane and contributions towards strategic active travel schemes would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	The site is in Altrincham town centre, which provides a wide range of facilities and services. The nearest school is 260m away. There is a doctors' (330m), a dentist (230m) and a hospital (270m) within walking distance of the site. The nearest open space is 170m from the site. The site is well connected with a range of facilities and services at Altrincham town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	++	++	++	A large and prominent site. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The provision of high quality green infrastructure, publicly accessible open space, principal active frontages and appropriate transitions of scale would have a major positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.
8	U	U	U	The site is nearby the Grade II Listed Stamford House, Clock Tower, and Station Hotel and adjacent to the Stamford New Road Conservation Area. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the listed buildings and Conservation Area will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings and offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 300m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees on the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network and seeking opportunity to connect to nearby publicly owned buildings would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, elevated green spaces, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 65 Policy AS2: New Street, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 88 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 9.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (120m), a dentist (60m) and a hospital (100m) within walking distance of the site. The nearest open space is at St John's Church, 170m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to commercial uses could cause noise pollution and have a negative effect on wellbeing. The requirement to incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would help mitigate this. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Altrincham railway station (450m), Metrolink stop (390m) and bus station, the nearest bus stop is 60m from the site. The nearest public footpath is 390m from the site. The site is near Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel links with Altrincham town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Altrincham town centre, which provides a wide range of services and facilities. The nearest school is 320m away. There is a doctors' (120m), a dentist (60m) and a hospital (100m) within walking distance of the site. The nearest open space is at St John's Church, 170m from the site. The site is well connected with a range of facilities and services at Altrincham town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, publicly accessible open space and providing appropriate design to enhance nearby heritage assets would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	There are nearby designated and non-designated heritage assets. The site is adjacent to the Stamford New Road, The Downs and Old Market Place Conservation Areas. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the Conservation Areas will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings and offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 770m from the Dunham New Park SBI and 850m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees on the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of high-quality green infrastructure including landscaping, elevated green spaces, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 66 Policy AS3: Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 88 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes and community use floorspace will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 9.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' and a hospital less than 20m from the site and a dentist within the site. The nearest open space is at St John's Church, 200m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to commercial uses could cause noise pollution and have a negative effect on wellbeing. The requirement to incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would help mitigate this. Support for high-quality green infrastructure, publicly accessible open space, active travel and community use floorspace would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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 proposed development for a minimum of 4,000 sqm of leisure and commercial floorspace would have a positive effect on economic growth and job creation. Supporting mixed-use development at this site in Altrincham town centre would protect and enhance the vitality and viability of town centres.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Altrincham railway station (340m), Metrolink stop (270m) and bus station, there is one bus stop within the site. The closest public footpath is 420m from the site. The site is in Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel links with Altrincham town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Altrincham town centre, which provides a wide range of local services and facilities. The nearest school is 370m away. There is a doctors' and a hospital less than 20m from the site and a dentist within the site. The nearest open space is at St John's Church, 200m from the site. The site is well connected with a range of facilities and services at Altrincham town centre to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs. Delivery of community floorspace would have a positive effect.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, publicly accessible open space, responding sympathetically to adjacent Conservation Areas, respecting scale and massing of surrounding area; and addressing key frontages would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is opposite the Grade II Llisted 32-34 Railway Street and adjacent to the Goose Green, The Downs and Stamford New Road Conservation Areas. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the Conservation Area will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	+	+	+	The site is 670m from the King George V Pool SBI and 1km from the Dunham New Park SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Retain high value trees on the site.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network and seeking opportunity to connect to nearby publicly owned buildings would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, street trees, SuDS and green walls would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 67 Policy AS4: Land at Moss Lane, Balmoral Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 86 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (4600m), a dentist (360m) and a hospital (410m) within walking distance of the site. The nearest open space is Stamford Park, 110m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near to Altrincham railway station (150m), Metrolink stop (170m) and bus station, the nearest bus stop is 60m from the site. The nearest public footpath is 130m from the site. The site is in Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for using active travel links with Altrincham town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Altrincham town centre is 26m away, which provides a wide range of local services and facilities. The nearest school is 180m away. There is a doctors' (4600m), a dentist (360m) and a hospital (410m) within walking distance of the site. The nearest open space is Stamford Park, 110m from the site. The site is near Altrincham centre and well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, publicly accessible open space, locally distinctive design and providing active frontage would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is near the Stamford New Road Conservation Areas. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the Conservation Area will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	+	+	+	The site is 220m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Retain high value trees bordering the site.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 68 Policy AS5 - AS11 10-49 Dwelling Requirements: AS5 Mansion House, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 41 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (460m) and a dentist (170m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is at Navigation Hotel, 70m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near to Navigation Road railway station (650m) and Metrolink stop (640m) and bus stops (the closest is 70m from the site). National Cycle Network route 82 and the nearest public footpath are both 10m from the site. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Altrincham town centre is 820m away and Brook Lane neighbourhood centre is 830m away. The nearest school is 320m away. There is a doctors' (460m) and a dentist (170m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is at Navigation Hotel, 70m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The site is next to the Grade II Listed Former Canal Warehouse and is near the Grade II Listed Former Lloyds Bank. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI and 520m from the Wetland Near Balfour Road SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 69 Policy AS5 - AS11 10-49 Dwelling Requirements: AS6 Land at Mayors Road, Manor Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 34 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (400m), a dentist (300m) and a hospital (360m) within walking distance of the site. The nearest open space is Stamford Park, 70m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near to Altrincham railway station (200m), Metrolink stop (180m) and bus station, the nearest bus stop is adjacent to the site. The nearest public footpath is 240m from the site. The site is near Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is next to Altrincham town centre, which provides a wide range of local services and facilities. The nearest school is 320m away. There is a doctors' (400m), a dentist (300m) and a hospital (360m) within walking distance of the site. The nearest open space is Stamford Park, 70m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The site is near the Stamford New Road Conservation Area. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 370m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 70 Policy AS5 - AS11 10-49 Dwelling Requirements: AS7 Bridge Woks, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 32 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (520m) and a dentist (170m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is Budenbergs Bowling and Social Club, 110m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Delivery of 800 sqm high quality flexible and adaptable office space would have a positive effect.	No mitigation or enhancement identified.
5	+	+	+	The site is near to Navigation Road railway station (720m) and Metrolink stop (710m) and bus stops (the nearest is 100m away) National Cycle Network route 82 and the nearest public footpath are both approximately 10m from the site. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Altrincham town centre is 820m away, which provides a wide range of local services and facilities. The nearest school is 380m away. There is a doctors' (520m) and a dentist (170m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is Budenbergs Bowling and Social Club, 110m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site consists of the Grade II Listed Former Canal Warehouse. Protecting and restoring non-designated heritage assets on-site would have a positive effect. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is adjacent to the Bridgewater Canal SBI and 600m from the Wetland Near Balfour Road SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 71 Policy AS5 - AS11 10-49 Dwelling Requirements: AS8 Trafalgar House, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 31 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (310m) and a dentist (80m) within walking distance of the site, the nearest hospital is 1.3km away. The nearest open space is at the Navigation Hotel, within the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near to Navigation Road railway station (500m) and Metrolink stop (490m) and bus stops (the closest is 20m from the site). The closest National Cycle Network route and public footpath are both 120m from the site. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Altrincham town centre is 680m away, which provides a wide range of local services and facilities. The nearest school is 170m away. There is a doctors' (310m) and a dentist (80m) within walking distance of the site, the nearest hospital is 1.3km away. The nearest open space is at the Navigation Hotel, within the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The site is near the Grade II Listed Former Canal Warehouse. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 100m from the Bridgewater Canal SBI and 500m from the Wetland Near Balfour Road SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 72 Policy AS5 - AS11 10-49 Dwelling Requirements: AS9 The Pelican Inn, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 27 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 10. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (650m) and a dentist (530m) within walking distance of the site, the nearest hospital is 2.4km away. The nearest open space is De Quincy Park, less than 20m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near Timperley Metrolink stop (520m) and bus stops (the closest is 40m away). The nearest train station is 1.3km from the site. The nearest National Cycle Network route is 120m from the site and the nearest public footpath is 460m away. The site is well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is next to Manchester Road/Park Road Local Centre. The nearest school is 340m away. There is a doctors' (650m) and a dentist (530m) within walking distance of the site, the nearest hospital is 2.4km away. The nearest open space is De Quincy Park, less than 20m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The Pelican Inn public house building is a non-designated heritage asset. Protecting and restoring non-designated heritage assets on-site would have a positive effect. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 470m from the Bridgewater Canal SBI and 530m from the Wetland Near Balfour Road SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 73 Policy AS5 – AS11 10-49 Dwelling Requirements: AS11 Hare and Hounds Public House, Timperley

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 20 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (720m) and a dentist (570m) within walking distance of the site, the nearest hospital is 1.6km away. The nearest open space is at Timperley Sports Club, 10m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure and active travel would have a positive effect on health and wellbeing. Incorporation of noise and air quality attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would have a positive effect on wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near bus stops, with the nearest adjacent to the site. The nearest Metrolink stop and train station are both around 1km from the site. The nearest public footpath is 50m from the site. The site is well connected with a range of facilities and services to meet residents' needs. Support for providing active travel connections and contributions towards improvements along the A56 corridor for greater sustainable mode share would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Considering including support for sustainable modes of transport. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Shaftesbury Avenue neighbourhood centre and 770m from Timperley district centre. The nearest school is 480m away. There is a doctors' (720m) and a dentist (570m) within walking distance of the site, the nearest hospital is 1.6km away. The nearest open space is at Timperley Sports Club, 10m from the site. The site is well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, high quality design, an active frontage and coherent structure to the site's street scenes would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Hare and Hounds public house building is a non-designated heritage asset. Protecting and restoring non-designated heritage assets on-site would have a positive effect. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated support for air quality attenuation measures and by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. The former bowling green is undeveloped but would be utilised as public green space. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 600m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 74 Policy AS12: Land at Dairyhouse Lane, Broadheath

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. Carrying out a noise assessment and incorporate noise and air quality attenuation measures and management plans to ensure acceptable living conditions in terms of noise, vibration and pollution for nearby sensitive noise receptors would help mitigate negative effects.	No mitigation or enhancement identified.
4	++	++	++	The proposed development for 12,040 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2035-2042 (11-17 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is not in short walking distance of public transport options, with the closest Metrolink Stop and train station 1.8km from the site. There is a bus stop 10m from the site. National Cycle Network route 62 runs past the site, a public footpath is 10m from the site. A majority of employees at the site would likely choose to travel by car. Support for improvements to the TransPennine Trail and/or other active travel routes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Include support for contributions towards improved public transport connections to the site. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	-	-	The site is greenfield bordering Green Belt and development would extend the urban area into the countryside. There would be a negative effect on landscape overall but the retention of good quality trees, responding to the qualities of the Landscape Character Areas, landscape buffers to strengthen the boundary to the Green Belt, delivery of high quality green infrastructure, Sustainable Drainage Systems and tree planting would provide mitigation.	No further mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is near the non-designated heritage asset Cinderland Crossing Cottage. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	The site is not near an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by support for air quality attenuation measures and sustainable modes of transport promoted by other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site consists of greenfield land and is classed as grade 2 agricultural land. The loss of greenfield land and the loss of best and most versatile agricultural land would have a negative effect on the objective, which would be local and permanent.	Further investigation into agricultural land quality and how impact on grade 2 agricultural land could be avoided. Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	-	-	-	The site is 230m from the Bridgewater Canal SBI, 520m from the Black Moss Covert SBI and 800m from the Dunham New Park SBI. The site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation.	Compensate for woodland loss. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Connecting to/providing a Heat/Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Compensate for woodland loss, ensuring no net loss of carbon sequestering habitat. Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 75 Policy AS13: Land at Rose Cottage, Broadheath

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of two gypsy, traveller and travelling showpeople pitches would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 5. The provision of two gypsy, traveller and travelling showpeople pitches will contribute towards reducing deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (1.6km) and a dentist (1.4km) of the site, the nearest hospital is 1.7km away. The nearest open space is at The Crescent, 210m from the site. The site has good access recreational open space. Support for high-quality green infrastructure would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is not in short walking distance of public transport options; the nearest bus stop is 110m from the site. The nearest Metrolink stop and train station are 1.9km from the site. There is a public footpath just 10m from the site and the nearest National Cycle Network route is 120m from the site. A majority of residents at the site would likely choose to travel by car. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Include support for contributions towards improved public transport connections to the site. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The allocation is 220m from Manchester Road/Park Road neighbourhood centre. The nearest school is 340m away. There is a doctors' (1.6km) and a dentist (1.4km) of the site, the nearest hospital is 1.7km away. The nearest open space is at The Crescent, 210m from the site. The site is well connected with some facilities.	No mitigation or enhancement identified.
7	N	-	-	The site is greenfield on the edge of the urban area. There would be a negative effect on landscape overall but the responding to the location adjacent to Landscape Character Areas, delivery of high quality green infrastructure, Sustainable Drainage Systems and tree planting would provide mitigation.	No further mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is next to the grade II listed Seamon's Moss Bridge and near the non-designated heritage assets of Rose Cottage, Bay Malton Hotel, Bay Malton Cottage and Bridgewater Canal. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	Refer to the grade II listed Seamon's Moss Bridge and the Bridgewater Canal in part G of the policy.
9	-	-	-	The site is not near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by support for sustainable modes of transport promoted other planning policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site consists of greenfield land and is classed as grade 2 agricultural land. The loss of greenfield land and the loss of best and most versatile agricultural land would have a negative effect on the objective, which would be local and permanent.	Further research into agricultural land quality and how impact on grade 2 agricultural land could be avoided. Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site borders the Bridgewater Canal, which is a Site of Biological Importance. The site is 600m from the Black Moss Covert SBI and 640m from the Dunham New Park SBI. Protecting and enhancing Locally Designed Site/Natural Environment Asset and Green Infrastructure Network would have a positive effect. The site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation.	Refer to protection of Bridgewater Canal Site of Biological Importance. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 76 Policy AC1: Land at the Square, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 83 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 5. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (320m) and a dentist (190m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is 10m from the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, new on-site publicly accessible open space and urban greening would have a positive effect on supporting improved health and wellbeing of the population. Noise reduction strategies and air quality improvements would help mitigate negative effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Supporting mixed-use development at this site in Sale town centre including commercial and leisure uses would support a varied and robust economy and protect and enhance the vitality and viability of town centres.	No mitigation or enhancement identified.
5	+	+	+	The site is nearby Sale Metrolink stop (200m) and bus stops (the nearest is adjacent to the site). The nearest train station is 3.2km from the site. The nearest National Cycle Network route and public footpath are both approximately 75m from the site. The site is in Sale town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for active travel improvements would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Sale town centre, which provides a wide range of local services and facilities. The nearest school is 130m away. There is a doctors' (320m) and a dentist (190m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is 10m from the site. The site is in Sale centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs. Support for community uses would have a positive effect. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. Urban greening interventions, active street frontages, enhancing public realm and responding positively to the character of Sale town centre would have a major positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Grade II Listed Civic Theatre, listed Essoldo Cinema, Church of St Matthew and Former Cross Base in St Matthew's Churchyard are near the site. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is surrounded by an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 80m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Part of the site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Urban greening interventions would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 77 Policy AC2: Land at the Sale West Estate

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 96 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2035 (0-10 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (20m) and a dentist (900m) within walking distance of the site, the nearest hospital is 3km away. The nearest open space is Sale West Community Garden, within the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, green infrastructure and publicly accessible open space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Contributions to education provision would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.
5	+	+	+	The site is 1.5km from the nearest Metrolink stop and 2.1km from the nearest train station. There is one bus stop within the site. There is a public footpath adjacent to the site and the nearest National Cycle Network route is 170m from the site. Support for sustainable modes of travel and improved connectivity to Sale town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The nearest school is 50m away. There is a doctors' (20m) and a dentist (900m) within walking distance of the site, the nearest hospital is 3km away. The nearest open space is Sale West Community Garden, within the site. The site is in Sale centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs. Support for community centre improvements and financial contributions; and contributions to education provision would have a positive effect.	No mitigation or enhancement identified.
7	+	+	+	Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. Delivering high quality green infrastructure, softening site edges and creating green buffers would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 310m from the Brook Wood SBI, 530m from the Altrincham Sewage Works SBI and 800m from the Malljurs Covert SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Parts of the site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation A comprehensive landscaping and tree planting scheme to mitigate the loss of tree cover and enhance site biodiversity would help mitigate negative effects.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Delivery of high quality green infrastructure including tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 78 Policy AC3: Former Trafford Magistrates Court, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 88 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (410m) and a dentist (60m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and burial ground, 140m from the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, green infrastructure and publicly accessible open space would have a positive effect on supporting improved health and wellbeing of the population. Mitigating the impacts of noise and air pollution arising from the site's location adjacent to the A56 would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near Sale Metrolink stop (430m) and bus stops (with the nearest adjacent to the site. The nearest train station is 2.8km away. The closest National Cycle Network route and public footpath are both approximately 400m away. The site is near services and facilities at Sale town centre. Support for improvements to pedestrian and cyclist crossing points; and active travel links to Sale town centre, local schools and transport hubs would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is next to Sale town centre, which provides a wide range of local services and facilities. The nearest school is 310m away. There is a doctors' (410m) and a dentist (60m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and burial ground, 140m from the site. The site is near Sale town centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	A prominent vacant site with potential for significant public realm improvements in the medium and long term. Ensuring development is of a high design quality, respecting the scale and massing of the surrounding area and addressing key frontages, particularly along the A56; a comprehensive landscaping scheme and green buffers along the A56 would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed Tatton Cinema is to the south. To the east of the site is a late Victorian public house and to the south is a 1920s commercial property. Both should be considered as non-designated heritage assets. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Assessing and avoiding adverse impacts on adjacent non-designated heritage assets would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 400m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Parts of the site consists of vegetation which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. A comprehensive landscaping and tree planting scheme to mitigate the loss of tree cover and enhance site biodiversity would help mitigate negative effects.	Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Delivery of high quality green infrastructure including tree planting, green spaces and green buffers would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 79 Policy AC4: Sale Lido / car park and Oaklands Drive car park, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 80 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (130m) and a dentist (150m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is at Kelsall Street, 140m from the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, green infrastructure and publicly accessible open space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near Sale Metrolink stop (550m) and bus stops (the nearest is 10m away). The closest train station is 3km from the site. The nearest National Cycle Network route is 330m from the site and the nearest public footpath is 420m away. The site is near services and facilities at Sale town centre. Support for contributions to improving active travel infrastructure and improving the pedestrian/cyclist cross point would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Sale town centre is 40m away, which provides a wide range of local services and facilities. The nearest school is 40m away. There is a doctors' (130m) and a dentist (150m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is at Kelsall Street, 140m from the site. The site is near Sale town centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	A prominent vacant site with potential for significant public realm improvements in the medium and long term. Principal elevations along A56 frontage to promote vitality and sense of place; appropriate transitions in scale to the rear, being sensitive to the site's historic and architectural significance; a comprehensive landscaping scheme, public realm improvements and green buffers along the A56 would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed Tatton Cinema is to the north. This site comprises a historically significant former leisure site, originally constructed in the 1930s as a modernist Art Deco lido. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Development being sensitive to the site's historic and architectural significance would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 410m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Parts of the site consists of trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. A comprehensive landscaping and tree planting scheme to mitigate the loss of tree cover and enhance site biodiversity would help mitigate negative effects.	Retain high quality trees bordering the site. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Delivery of high-quality green infrastructure including tree planting, urban greening and green buffers would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 80 Policy AC5-AC7 Sites 10-49 units within the Central Locality: AC5 St Francis Community Hall, Budworth Road

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 35 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (480m) and a dentist (140m) within walking distance of the site, the nearest hospital is 2.9km away. The nearest open space is at Bramhall Close, within the site. The site has good access to healthcare facilities and recreational open space. Support for green infrastructure and enhancement of publicly accessible open space would have a positive effect on supporting improved health and wellbeing of the population. Incorporating appropriate noise and air quality measures would have a positive effect.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Northern Moor Metrolink stop (530m) and bus stops (the nearest is 30m away). The nearest train station is 3.8km away. The nearest public footpath is 170m from the site. The site is near services and facilities at a local centre. The sustainable location and support for pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. No sustainable travel improvements are proposed in the policy. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Norris Road neighbourhood centre is 40m away and Sale Moor district centre is 560m away. The nearest school is 190m away. There is a doctors' (480m) and a dentist (140m) within walking distance of the site, the nearest hospital is 2.9km away. The nearest open space is at Bramhall Close, within the site. The site is near a local centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Ensuring high-quality context sensitive design that respects local character; and reflecting the character of the adjoining open space would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	-	-	-	The site contains greenfield land in the east of the site. The loss of greenfield land would have a negative effect on the objective, which would be local and permanent.	Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 860m from the Wythenshawe Park LNR and Nan Nook Wood SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Parts of the site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. Retaining mature trees would help mitigate negative effects.	Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Support for sustainable transport would limit carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees and incorporating green buffers would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 81 Policy AC5-AC7 Sites 10-49 units within the Central Locality: AC6: Stamford House, Northenden Road, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 18 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (810m) and a dentist (90m) within walking distance of the site, the nearest hospital is 4.1km away. The nearest open space is Worthington Park, 170m from the site. The site has good access to healthcare facilities and recreational open space. Support for green infrastructure and accessible open space would have a positive effect on supporting improved health and wellbeing of the population. Incorporating appropriate noise and air quality measures would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Due to the site being adjacent to a town centre, mixed-use development including residential and office uses are supported. This would support a varied and robust economy and protect and enhance the vitality and viability of town centres.	No mitigation or enhancement identified.
5	+	+	+	The site is near Sale Metrolink stop (180m) and bus stops (the nearest is 20m away). The nearest train station is 3.2km from the site. The nearest National Cycle Network route and public footpath are both 200m from the site. The site is near services and facilities at a Sale town centre. The sustainable location and support for pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. No sustainable travel improvements are proposed in the policy. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is next to Sale town centre, which provides a wide range of local services and facilities. The nearest school is 260m away. There is a doctors' (810m) and a dentist (90m) within walking distance of the site, the nearest hospital is 4.1km away. The nearest open space is Worthington Park, 170m from the site The site is by Sale town centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Ensuring high-quality context sensitive design that respects local character would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 190m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Support for sustainable transport would limit carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Retaining mature trees and incorporating green buffers would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 82 Policy AC5-AC7 Sites 10-49 units within the Central Locality: AC7 Former Car Park, 77-79 Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of a minimum of 10 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (670m) and a dentist (310m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and Burial Ground, 190m from the site. The site has good access to healthcare facilities and recreational open space. Support for green infrastructure and accessible open space would have a positive effect on supporting improved health and wellbeing of the population. Incorporating appropriate noise and air quality measures would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The site is near Sale Metrolink stop (490m) and bus stops (the closest is 30m from the site). The nearest train station is 2.7km from the site. The nearest National Cycle Network route and public footpath are both around 420m from the site. The site is near services and facilities at a Sale town centre. The sustainable location and support for pedestrian crossings, cycle routes, and traffic calming measures would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. No sustainable travel improvements are proposed in the policy. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Sale town centre is 70m away, which provides a wide range of local services and facilities. The nearest school is 390m away. There is a doctors' (670m) and a dentist (310m) within walking distance of the site, the nearest hospital is 4.2km away. The nearest open space is the Quaker Meeting House and Burial Ground, 190m from the site. The site is by Sale town centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	Ensuring high-quality context sensitive design that respects local character would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed The Volunteer Hotel and Grade II Listed 118 and 120 Cross Street are to the north. Development has the potential to harm or enhance the significance of the site's heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 420m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Parts of the site consists of some trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. Retaining mature trees would help mitigate negative effects.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Support for sustainable transport would limit carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Retaining mature trees and incorporating green buffers would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 83 Policy AC8: Citygate 3, Cross Street, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. Support for active travel improvements would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for a minimum of 5,000 sqm of new modern economy employment land would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-2035 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	There site is near to Dane Road Metrolink stop (490m) and bus stops (the nearest is 20m away). The nearest train station is 2.2km away. There is a public footpath 10m away and the nearest National Cycle Network route is 310m away. The site is in a sustainable location and support for improvement of pedestrian and cyclist crossing points; safe pedestrian and cycle routes through the site; and support for wider key transport improvements would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	+	+	+	There is potential for impact on openness and visual character the Green Belt at the rear of the site. Protecting the openness and visual character of the Green Belt, appropriate landscaping, principal elevations to front the A56 and appropriate transitions in scale would have a positive effect.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	N	N	The site is 360m from the Bridgewater Canal SBI and 880m from the Broad Ees Dole SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Sustainable travel infrastructure improvements would restrict carbon emissions. However, emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A portion of the site is in Flood Zone 3. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The requirement to prepare a site-specific Flood Risk Assessment and that development must demonstrate flood risk mitigation through appropriate site layout, ground levels, and sustainable drainage systems (SuDS), and must incorporate flood resilience and resistance measures in the building design would have mitigate negative effects. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	N	N	N	There is no significant link between this policy and resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 84 Policy AW1: Land off Barton Road, Davyhulme

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a minimum of 57 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 5. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (160m), a dentist (130m) and a hospital (810m) within walking distance of the site. The nearest open space is Broadway Park, next to the site. Support for green infrastructure, publicly accessible open space and active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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.
5	+	+	+	The nearest Metrolink stop is 1.2km away and the nearest train station is 1.1km away. The closest bus stop is 60m from the site. The nearest public footpath is 210m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 40m away from Davyhulme Circle local centre and 880m from Urmston town centre. There is a doctors' (160m), a dentist (130m) and a hospital (810m) within walking distance of the site. The nearest open space is Broadway Park, next to the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs. Delivery of retail/commercial at ground floor level would have a positive effect on access to local services.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed Davyhulme Circle War Memorial which is to the south. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to the Grade II Listed Davyhulme Circle War Memorial and where necessary mitigate any negative impacts as informed by a detailed heritage impact assessment would have a positive effect.	No mitigation or enhancement identified.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site has already been cleared for construction and so there would be no damage to wildlife from this point in time.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure, would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	-	-	-	Part of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. Development could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for enhancing of existing green infrastructure and high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 85 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW2 Victoria Parade, Urmston

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 45 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 6. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (660m) and a dentist (140m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is Manor Gardens, 140m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Supporting commercial/retail development at this site in Urmston town centre would support a varied and robust economy and protect and enhance the vitality and viability of town centres. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is in Urmston town centre and near to Urmston railway station (80m) and bus stops (adjacent to the site). The nearest Metrolink stop is 2.1km from the site. The nearest public footpath is 270m away and the nearest National Cycle Network route is 520m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Urmston town centre, which provides a wide range of local services and facilities. The nearest school is 400m away. There is a doctors' (660m) and a dentist (140m) within walking distance of the site, the nearest hospital is 1.4km away. The nearest open space is Manor Gardens, 140m from the site. The site is well connected with a range of facilities and services at Urmston town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs. Delivery of retail/commercial at ground floor level would have a positive effect on access to local services.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Gloucester House Medical Centre is to the southwest, which could be considered as a non-designated heritage asset. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to designated and non-designated heritage assets and where necessary mitigate any negative impacts as informed by a detailed heritage impact assessment would have a positive effect.	No mitigation or enhancement identified.
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 590m from the River Mersey Site of Biological Importance. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 86 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW3: Former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 30 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 5. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (80m), a dentist (90m) and a hospital (910m) within walking distance of the site. The nearest open space is Kingsway Park, 40m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest train station is 1.1km from the site and the nearest Metrolink stop is 1.3km away. The nearest bus stop is just 20m from the site. The nearest public footpath is 300m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Davyhulme Circle local centre is 30m away. The nearest school is 160m away. There is a doctors' (80m), a dentist (90m) and a hospital (910m) within walking distance of the site. The nearest open space is Kingsway Park, 40m from the site. The site is well connected with a range of facilities and services at Davyhulme local centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	U	U	U	The site is next to the Grade II Listed Davyhulme Circle War Memorial. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to designated and non-designated heritage assets and where necessary mitigate any negative impacts as informed by a detailed heritage impact assessment would have a positive effect.	No mitigation or enhancement identified.
9	-	-	-	The site is near an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 87 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW4 Former Mosedales Brickworks, Four Lane Ends, Urmston

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 28 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 7. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	The nearest doctors' is 1.4km from the site and the nearest dentist is 2.1km from the site, the nearest hospital is 2km away. The nearest open space is at Fly Ash Tip, adjacent to the site. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.
5	+	+	+	Flixton train station is 580m from the site, the nearest Metrolink stop is 4.2km away. The nearest bus stop is 110m away. The nearest public footpath is 50m away. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Flixton Road local centre is 550m away. The nearest school is 480m away. The nearest doctors' is 1.4km from the site and the nearest dentist is 2.1km from the site, the nearest hospital is 2km away. The nearest open space is at Fly Ash Tip, adjacent to the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 80m from the River Mersey SBI, 250m from the Flixton Sludge Beds SBI and 450m from the Jack Lane SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Ensure adequate compensation for loss of trees. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	-	-	-	Part of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. Development could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 88 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: Policy AW5: Higher Road Depot and adjoining site, Higher Road, Urmston

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 24 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 7. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (900m) and a dentist (320m) within walking distance of the site, the nearest hospital is 1.5km away. The nearest open space is at Urmston Men's Club, 40m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Urmston railway station (320m away), bus stops (nearest is adjacent to the site) and Urmston town centre. The closest Metrolink stop is 1.9km away. The nearest public footpath is 20m from the site and the nearest route on the National Cycle Network is 570m away. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Urmston town centre is 140m away, which provides a wide range of local services and facilities. The nearest school is 580m away. There is a doctors' (900m) and a dentist (320m) within walking distance of the site, the nearest hospital is 1.5km away. The nearest open space is at Urmston Men's Club, 40m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures, the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 710m from the River Mersey SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is bordered by trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 89 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW6 Former 1-3 Old Crofts Bank, Davyhulme, Urmston

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 24 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (420m), a dentist (460m) and a hospital (980m) within walking distance of the site. The nearest open space is Davyhulme Park, 30m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Urmston railway station (500m), bus stops (closest 30m away) and Urmston town centre. The nearest Metrolink stop is 1.7km away. The closest public footpath is 280m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Urmston town centre is 230m away, which provides a wide range of local services and facilities. The nearest school is 280m away There is a doctors' (420m), a dentist (460m) and a hospital (980m) within walking distance of the site. The nearest open space is Davyhulme Park, 30m from the site. The site has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	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.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is covered by vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 90 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW7 Former Partington Social Club, Bailey Lane, Partington

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 24 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 4. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (180m) and a dentist (180m) within walking distance of the site, the nearest hospital is 5.4km away. The nearest open space is The Green, 90m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Partington local centre and bus stops (closest 10m away). The nearest train station is 1.7km away and the nearest Metrolink stop is 6.2km away. The nearest public footpath is 330m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Partington local centre is 50m away. The nearest school is 220m away. There is a doctors' (180m) and a dentist (180m) within walking distance of the site, the nearest hospital is 5.4km away. The nearest open space is The Green, 90m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	U	U	U	The Grade II Listed Erlam Farmhouse is to the south. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to designated and non-designated heritage assets and where necessary mitigate any negative impacts as informed by a detailed heritage impact assessment would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 570m from the Partington Nature Reserve SBI, 820m from the Red Brook SBI and 900m from the Broadoak Wood SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but is partly covered by vegetation and trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. There is risk of surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 91 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW8 Land East of Partington Shopping Centre, off Central Road, Partington

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 20 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 4. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Location of sustainable transport and local facilities. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (80m) and a dentist (80m) within walking distance of the site, the nearest hospital is 5.3km away. The nearest open space is at Central Road which is in the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest train station is 1.8km from the site and the nearest Metrolink stop is 5.8km away. The nearest public footpath is 390m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Partington local centre is next to the site. The nearest school is 130m away. The site is near to Partington local centre and bus stops; the closest bus stop is 30m from the site. There is a doctors' (80m) and a dentist (80m) within walking distance of the site, the nearest hospital is 5.3km away. The nearest open space is at Central Road, within the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site partly consists of greenfield land. The loss of greenfield would have a negative effect on the objective, which would be local and permanent.	Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 510m from the Partington Nature Reserve SBI, 580m from the Broadoak Wood SBI and 700m from the Red Brook SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site partly consists of previously developed land but is covered by vegetation and trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Ensure adequate compensation for loss of woodland. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. There is risk of surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 92 Policy AW2 – AW9: 10 – 49 Dwelling Requirements: AW9 Land at Oak Road, Partington

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for 10 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 1. This means development will have a greater effect on reducing deprivation. Providing a range of dwelling sizes and types which help meet the identified housing needs for the West Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Location of sustainable transport and local facilities. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (920m) and a dentist (920m) within walking distance of the site, the nearest hospital is 6.3km away. The nearest open space is Valley Fields, 30m from the site. The site has good access to healthcare facilities and recreational open space. Support for health and education facilities; green infrastructure and support for active travel infrastructure would have a positive effect on supporting improved health and wellbeing of the population. Incorporating noise and air quality attenuation measures would have a positive effect.	No mitigation or enhancement identified
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. 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. Providing education facilities would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near to Partington local centre and bus stops (the closest is adjacent to the site). The closest train station is 2.3km from the site and the nearest Metrolink stop is 6.4km away. The nearest public footpath is 290m from the site. The site location has good access to sustainable transport modes and local facilities. Support for active travel on site and connecting to the wider network would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	Oak Road neighbourhood centre is next to the site and Partington local centre is 890m away. The nearest school is 20m away. There is a doctors' (920m) and a dentist (920m) within walking distance of the site, the nearest hospital is 6.3km away. The nearest open space is Valley Fields, 30m from the site. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	The support for a landscape-led high-quality design with active frontage and coherent structure to the site's streetscenes would have a positive effect.	No mitigation or enhancement identified.
8	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.
9	-	-	-	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by air quality attenuation measures; the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	The site consists of greenfield land. The loss of greenfield would have a negative effect on the objective, which would be local and permanent.	Consider how development of derelict land, properties, buildings and infrastructure could be encouraged as a result of greenfield development. Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 310m from the Coroners Wood SBI, 340m from the Red Brook SBI and 980m from the Moss Wood SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site contains vegetation and trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan polices to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Support for high-quality green infrastructure including tree planting would have a positive effect on resilience to the effects of climate change.	No mitigation or enhancement identified.

Table 93 Policy AW10: Land south of Barton Bridge, Trafford Way

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. Incorporation of noise and air quality attenuation measures would have positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	The proposed development for a minimum of 6,000 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	-	-	-	The site has poor public transport and active travel connections. Employees would likely be reliant on travelling to the site by private motor vehicle. The nearest Metrolink stop is 1.1km away and the nearest train station is 2km away. The nearest bus stop is 100m from the site. The closest public footpath is 290m from the site. There is nothing in the allocation policy to support improvements to sustainable modes of transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Include improvements to sustainable modes of transport. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	+	+	+	Delivering high-quality green infrastructure and a landscape-led, high quality locally distinctive design informed and influenced by the site's context would have a positive effect on townscape/landscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	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.
9	-	-	-	The site is next to an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by support for air quality attenuation measures.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent. Requiring an investigation and risk assessment to investigate the nature and extent of any contamination on the site would have a positive effect.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Connecting to/providing a Heat/Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is some risk from Surface Water Flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Delivering high-quality green infrastructure, including landscaping and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

Table 94 Policy AW11: Land to the south of Manchester Ship Canal and west of Barton Bridge, Trafford Way

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 9. The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. Incorporation of noise and air quality attenuation measures would have positive effect on health and wellbeing.	No mitigation or enhancement identified.
4	+	+	+	The proposed development for a minimum of 2,700 sqm of industrial and warehousing floorspace would have a positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	-	-	-	The site has poor public transport and active travel connections. Employees would likely be reliant on travelling to the site by private motor vehicle. The nearest Metrolink stop is 1.3km away and the nearest train station is 1.9km away. There is a bus stop adjacent to the site. The nearest public footpath is 80m from the site. There is nothing in the allocation policy to support improvements to sustainable modes of transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Include improvements to sustainable modes of transport. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	+	+	+	Delivering high-quality green infrastructure and a landscape-led, high quality locally distinctive design informed and influenced by the site's context would have a positive effect on townscape/landscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is next to the Manchester Ship Canal, which is a non-designated heritage asset. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to the Manchester Ship Canal and where necessary / appropriately mitigate any negative impacts, as informed by a detailed heritage impact assessment would have a positive effect on conserving heritage.	No mitigation or enhancement identified.
9	-	-	-	The site not in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated by support for air quality attenuation measures.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.
12	N	N	N	The site is 660m from the Davyhulme Sewage Works SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development 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.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Connecting to/providing a Heat/Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A portion of the site is in Flood Zone 3. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan polices to ensure that harm is avoided or mitigated.
16	+	+	+	Delivering high-quality green infrastructure, including landscaping and tree planting would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.

3.0 Summary

3.1 The allocation policies put forward in the Draft Local Plan generally have a neutral impact on the nine protected characteristics. There are minor benefits to people with disabilities due to numerous policies containing a requirement to incorporate disabled parking provision and stating that walking, wheeling and cycling should be prioritised. Provision of education and community facilities in some allocations will also provide a benefit to young people. No negative impacts on the protected groups have been identified.

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