

Site Selection Methodology

Appendix 4: Planning Constraints Assessment

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-1
Site name	Trafford Press Site, Chester Road, M16 9
SHLAA refence number (if relevant)	1455
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.43
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 267.5m from the centroid of the site. The nearest secondary school is 1876.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		The nearest GP surgery is 659.7m from the centroid of the site. The nearest local / neighbourhood centre is 651.8m from the centroid of the site.
Air quality	9	2.0% of the site is within an AQMA.
Designated heritage assets	7, 8	The site contains 0 listed buildings, structures or monuments. The site is within the 250m buffer area of 1 listed buildings, structures or monuments. The site contains 0 Scheduled Monuments. The site is within the 250m buffer area of 0 Scheduled Monuments. 0.0% of the site is within a Registered Park or garden. The site is within the 250m buffer area of 0 Registered Parks or gardens. 57.5% of the site is within a Conservation Area.
Ecology	12	0.0% of the site is within a Site of Biological Importance. 0.0% of the site is within a Local Nature Reserve. 0.0% of the site is within a Priority Habitat 0.0% of the site is within the Green Infrastructure Network. 0.0% of the site is within a LNRS Opportunity Area for Nature Recovery. The site contains 0 ancient and veteran trees.
Flood Risk	15, 16	0.0% of the site is within Flood Zone 2. 0.0% of the site is within surface water (high chance).
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: The site is not within a landscape character area.
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	0.0% of the site is within an area of search for gravel. 0.0% of the site is within a minerals safeguarding area for sand and gravel.

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-2
Site name	Stretford Memorial Hospital, Seymour Grove, M16 0DU
SHLAA refence number (if relevant)	1503
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.79
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 396.9m from the centroid of the site.</p> <p>The nearest secondary school is 1361.5m from the centroid of the site.</p> <p>The nearest GP surgery is 429.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 282.1m from the centroid of the site.</p>
Air quality	9	1.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-3
Site name	Land East of Partington Shopping Centre, Off Central Road, Partington
SHLAA refence number (if relevant)	1510
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.95
Locality area	West
Ward	Bucklow St Martins
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 168.3m from the centroid of the site.</p> <p>The nearest secondary school is 623.9m from the centroid of the site.</p> <p>The nearest GP surgery is 115.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 93.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-4
Site name	Former Mosedales Brickwork S4, Ends Lane
SHLAA refence number (if relevant)	1530
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.70
Locality area	West
Ward	Flixton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	5.5% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 746.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 816.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1418.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 733.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>1.4% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>27.9% of the site is within Flood Zone 2.</p> <p>0.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys & River Mersey
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-5
Site name	Higher Road Depot And Adjoining Site
SHLAA refence number (if relevant)	1552
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.41
Locality area	West
Ward	Urmston
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 617.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 733.0m from the centroid of the site.</p> <p>The nearest GP surgery is 952.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 426.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-6
Site name	Land To The Rear Of 28-34 Stokoe Avenue, Altrincham, WA14 4LF
SHLAA refence number (if relevant)	1564
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.42
Locality area	South
Ward	Bowdon
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 189.6m from the centroid of the site.</p> <p>The nearest secondary school is 1388.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1707.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 342.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>4.2% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.2% of the site is within the Green Infrastructure Network.</p> <p>99.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>2.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Wooded Estatelands</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-7
Site name	Land At The Gorse
SHLAA refence number (if relevant)	1566
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.38
Locality area	South
Ward	Bowdon
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 358.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1246.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1920.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 454.2m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-8
Site name	Oakfield Road/Balmoral Road
SHLAA refence number (if relevant)	1585
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.89
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 5.8% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 387.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 246.4m from the centroid of the site.</p> <p>The nearest GP surgery is 535.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 636.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-9
Site name	Mayors Road/Manor Road
SHLAA refence number (if relevant)	1586
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.35
Locality area	South
Ward	Hale
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 524.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 355.2m from the centroid of the site.</p> <p>The nearest GP surgery is 434.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 497.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-10
Site name	Land Bound By Elsinore Road And Skerton Road, Stretford, M16 0WF
SHLAA refence number (if relevant)	1607
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.07
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 463.4m from the centroid of the site.</p> <p>The nearest secondary school is 1060.1m from the centroid of the site.</p> <p>The nearest GP surgery is 310.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 207.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-11
Site name	Former Boat Yard, Edge Lane, Stretford
SHLAA refence number (if relevant)	1608
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.21
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	1.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 437.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 496.8m from the centroid of the site.</p> <p>The nearest GP surgery is 438.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 534.4m from the centroid of the site.</p>
Air quality	9	17.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>14.6% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>11.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-12
Site name	Land Adj Flixton Station, Flixton Road, M41 6
SHLAA refence number (if relevant)	1619
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.32
Locality area	West
Ward	Flixton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	1.2% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 126.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 847.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1213.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 147.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>95.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys & River Mersey
Best and most versatile Agricultural land	10	0.3% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.1% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-14
Site name	Former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme
SHLAA refence number (if relevant)	1675
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.40
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.4% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 192.8m from the centroid of the site.</p> <p>The nearest secondary school is 850.7m from the centroid of the site.</p> <p>The nearest GP surgery is 129.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 102.9m from the centroid of the site.</p>
Air quality	9	10.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-16
Site name	Land At Avondale Road
SHLAA refence number (if relevant)	1732
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.70
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	98.4% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 417.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 373.3m from the centroid of the site.</p> <p>The nearest GP surgery is 685.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 581.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-17
Site name	Globe Trading Estate, 88-118 Chorlton Road, M15 4AL
SHLAA refence number (if relevant)	1888
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.56
Locality area	North
Ward	Old Trafford
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	89.2% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 326.6m from the centroid of the site.</p> <p>The nearest secondary school is 2398.5m from the centroid of the site.</p> <p>The nearest GP surgery is 259.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 414.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-18
Site name	1 To 19, Washway Road, M33 7AD
SHLAA refence number (if relevant)	1918
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.33
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 336.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1035.1m from the centroid of the site.</p> <p>The nearest GP surgery is 375.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 928.3m from the centroid of the site.</p>
Air quality	9	19.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-19
Site name	Stretford Mall, Chester Road
SHLAA refence number (if relevant)	1978
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.73
Locality area	North
Ward	Stretford and Humphrey Park
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 477.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 791.7m from the centroid of the site.</p> <p>The nearest GP surgery is 555.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 694.7m from the centroid of the site.</p>
Air quality	9	11.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-20
Site name	Essoldo Cinema, Edge Lane
SHLAA refence number (if relevant)	1980
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.59
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 406.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 563.8m from the centroid of the site.</p> <p>The nearest GP surgery is 429.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 570.6m from the centroid of the site.</p>
Air quality	9	67.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>2.8% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>3.1% of the site is within the Green Infrastructure Network.</p> <p>0.2% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-21
Site name	Land At Newton St/Lacy St
SHLAA refence number (if relevant)	1981
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.24
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 484.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 585.8m from the centroid of the site.</p> <p>The nearest GP surgery is 527.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 691.3m from the centroid of the site.</p>
Air quality	9	36.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.1% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-22
Site name	The Square, Town Square, Sale, M33 7WZ
SHLAA refence number (if relevant)	1983
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.01
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 145.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 827.3m from the centroid of the site.</p> <p>The nearest GP surgery is 411.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 750.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-23
Site name	Victoria Parade, Urmston Town Centre
SHLAA refence number (if relevant)	1985
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.46
Locality area	West
Ward	Urmston
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 460.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 683.6m from the centroid of the site.</p> <p>The nearest GP surgery is 714.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 171.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-24
Site name	Land At Station Rd/Urmston Railway Station, Urmston Town Centre
SHLAA refence number (if relevant)	1986
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.47
Locality area	West
Ward	Urmston
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 355.9m from the centroid of the site.</p> <p>The nearest secondary school is 582.6m from the centroid of the site.</p> <p>The nearest GP surgery is 610.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 155.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-25
Site name	Trafalgar House, Manchester Road
SHLAA refence number (if relevant)	2082
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.54
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 209.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1017.8m from the centroid of the site.</p> <p>The nearest GP surgery is 349.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 805.0m from the centroid of the site.</p>
Air quality	9	9.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-26
Site name	Mansion House, Manchester Road
SHLAA refence number (if relevant)	2084
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.43
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 363.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1073.9m from the centroid of the site.</p> <p>The nearest GP surgery is 499.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 935.6m from the centroid of the site.</p>
Air quality	9	15.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.6% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.2% of the site is within the Green Infrastructure Network.</p> <p>6.8% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-28
Site name	Britannia Road, Industrial Estate
SHLAA refence number (if relevant)	2086
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.86
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 582.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1119.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1073.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1241.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>6.3% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.2% of the site is within the Green Infrastructure Network.</p> <p>8.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-29
Site name	Land At Oak Road, Partington
SHLAA refence number (if relevant)	2096
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.29
Locality area	West
Ward	Bucklow St Martins
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 610.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 469.8m from the centroid of the site.</p> <p>The nearest GP surgery is 957.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 38.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-30
Site name	Land Between 182/182a Park Road, Stretford, M32 8RD
SHLAA refence number (if relevant)	2121
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.46
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 670.0m from the centroid of the site.</p> <p>The nearest secondary school is 1022.9m from the centroid of the site.</p> <p>The nearest GP surgery is 700.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 423.5m from the centroid of the site.</p>
Air quality	9	14.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>73.4% of the site is within the Green Infrastructure Network.</p> <p>17.7% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>25.9% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-32
Site name	Petrol Station And Adj Land At 499 Chester Road, M16 9HF
SHLAA refence number (if relevant)	2234
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.24
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 403.1m from the centroid of the site.</p> <p>The nearest secondary school is 1688.4m from the centroid of the site.</p> <p>The nearest GP surgery is 633.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 442.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-33
Site name	Lynnfield House/Hamilton House, Church Street Altrincham, WA14 4DZ
SHLAA refence number (if relevant)	2252
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.88
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 242.7m from the centroid of the site.</p> <p>The nearest secondary school is 531.9m from the centroid of the site.</p> <p>The nearest GP surgery is 514.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 981.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>1.8% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-36
Site name	Former Trafford Magistrates' Court, Ashton Lane, Sale, M33 7NR
SHLAA refence number (if relevant)	2369
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.08
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 429.8m from the centroid of the site.</p> <p>The nearest secondary school is 1146.7m from the centroid of the site.</p> <p>The nearest GP surgery is 446.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1044.1m from the centroid of the site.</p>
Air quality	9	22.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-39
Site name	Albert Buildings, 3 Scott Drive, Altrincham, WA15 8AB
SHLAA refence number (if relevant)	2424
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.22
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 420.4m from the centroid of the site.</p> <p>The nearest secondary school is 344.0m from the centroid of the site.</p> <p>The nearest GP surgery is 988.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 286.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-40
Site name	Land To The Rear 397 Stockport Road, WA15 7UR
SHLAA refence number (if relevant)	2436
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.02
Locality area	South
Ward	Timperley Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 859.3m from the centroid of the site.</p> <p>The nearest secondary school is 1300.2m from the centroid of the site.</p> <p>The nearest GP surgery is 79.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 581.2m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-42
Site name	Brooks Bar Centre, 162 - 164 Chorlton Road, Old Trafford, M16 7WW
SHLAA refence number (if relevant)	2452
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.07
Locality area	North
Ward	Old Trafford
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 563.3m from the centroid of the site.</p> <p>The nearest secondary school is 2335.8m from the centroid of the site.</p> <p>The nearest GP surgery is 310.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 48.2m from the centroid of the site.</p>
Air quality	9	39.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-43
Site name	Circle Court, Stretford, M32 9QJ
SHLAA refence number (if relevant)	2472
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.51
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 267.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 536.3m from the centroid of the site.</p> <p>The nearest GP surgery is 655.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 81.5m from the centroid of the site.</p>
Air quality	9	100.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>6.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-45
Site name	Land Off Brunswick Street, Stretford
SHLAA refence number (if relevant)	2581
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.32
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 423.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 826.8m from the centroid of the site.</p> <p>The nearest GP surgery is 879.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1021.9m from the centroid of the site.</p>
Air quality	9	45.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-46
Site name	Vehicle Repair Workshop, Green Street, Stretford, M32 8ND
SHLAA refence number (if relevant)	2587
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.20
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 359.2m from the centroid of the site.</p> <p>The nearest secondary school is 874.8m from the centroid of the site.</p> <p>The nearest GP surgery is 954.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1091.0m from the centroid of the site.</p>
Air quality	9	14.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-47
Site name	Sunningdale House And Kingfisher House, 11 George Street, Altrincham, WA14 1RJ
SHLAA refence number (if relevant)	2648
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.20
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 404.7m from the centroid of the site.</p> <p>The nearest secondary school is 495.7m from the centroid of the site.</p> <p>The nearest GP surgery is 295.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 731.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 18 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-48
Site name	Beech House, Manchester Road, Partington, M31 4DJ
SHLAA refence number (if relevant)	2707
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.16
Locality area	West
Ward	Bucklow St Martins
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 460.2m from the centroid of the site.</p> <p>The nearest secondary school is 930.5m from the centroid of the site.</p> <p>The nearest GP surgery is 389.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 322.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-49
Site name	Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse Lane And Manor Avenue
SHLAA refence number (if relevant)	2725
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	36.91
Locality area	Central
Ward	Manor
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 359.9m from the centroid of the site.</p> <p>The nearest secondary school is 1254.9m from the centroid of the site.</p> <p>The nearest GP surgery is 500.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 492.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>2.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.3% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	16.9% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-52
Site name	56 Washway Road, Sale,
SHLAA refence number (if relevant)	2810
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.29
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 281.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 886.8m from the centroid of the site.</p> <p>The nearest GP surgery is 146.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 802.7m from the centroid of the site.</p>
Air quality	9	7.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-53
Site name	Land Off Barton Road, Davyhulme, M41 7NL
SHLAA refence number (if relevant)	2811
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.71
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	4.8% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 186.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 921.0m from the centroid of the site.</p> <p>The nearest GP surgery is 235.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 222.7m from the centroid of the site.</p>
Air quality	9	3.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>15.9% of the site is within a Priority Habitat</p> <p>29.3% of the site is within the Green Infrastructure Network.</p> <p>32.8% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>7.6% of the site is within Flood Zone 2.</p> <p>10.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-54
Site name	Former 1-3 Old Crofts Bank, Davyhulme, Urmston, Manchester, M41 7AA
SHLAA refence number (if relevant)	2818
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.27
Locality area	West
Ward	Urmston
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 314.0m from the centroid of the site.</p> <p>The nearest secondary school is 450.3m from the centroid of the site.</p> <p>The nearest GP surgery is 468.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 535.5m from the centroid of the site.</p>
Air quality	9	9.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-58
Site name	Robin Hood Hotel, 125 Barton Road, Stretford
SHLAA refence number (if relevant)	2834
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.34
Locality area	North
Ward	Stretford and Humphrey Park
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 535.2m from the centroid of the site.</p> <p>The nearest secondary school is 1101.2m from the centroid of the site.</p> <p>The nearest GP surgery is 733.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 760.4m from the centroid of the site.</p>
Air quality	9	23.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-59
Site name	Greatstone Hotel, Stretford
SHLAA refence number (if relevant)	2835
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.30
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 216.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 134.5m from the centroid of the site.</p> <p>The nearest GP surgery is 398.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 239.3m from the centroid of the site.</p>
Air quality	9	11.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-61
Site name	Land At Christie Road, Stretford, M32 0EW
SHLAA refence number (if relevant)	2837
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.54
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 266.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 805.1m from the centroid of the site.</p> <p>The nearest GP surgery is 318.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 201.8m from the centroid of the site.</p>
Air quality	9	13.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>8.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-62
Site name	Pelican Inn And Hotel, 350 Manchester Road, Altrincham, WA14 5NH
SHLAA refence number (if relevant)	2838
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.55
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 384.5m from the centroid of the site.</p> <p>The nearest secondary school is 1433.6m from the centroid of the site.</p> <p>The nearest GP surgery is 698.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 98.2m from the centroid of the site.</p>
Air quality	9	23.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.1% of the site is within the Green Infrastructure Network.</p> <p>0.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-65
Site name	Car Park, Cresta Hotel, Altrincham
SHLAA refence number (if relevant)	2841
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.15
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 279.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 546.8m from the centroid of the site.</p> <p>The nearest GP surgery is 468.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 958.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-67
Site name	Former Partington Social Club, Bailey Lane, Partington, M31 4NR
SHLAA refence number (if relevant)	2875
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.23
Locality area	West
Ward	Bucklow St Martins
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 234.3m from the centroid of the site.</p> <p>The nearest secondary school is 633.6m from the centroid of the site.</p> <p>The nearest GP surgery is 200.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 189.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>10.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-68
Site name	New Street, Altrincham (Albert Court, Lloyd Court And Chapel Court)
SHLAA refence number (if relevant)	2876
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.80
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 97.2% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 574.1m from the centroid of the site.</p> <p>The nearest secondary school is 379.6m from the centroid of the site.</p> <p>The nearest GP surgery is 146.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 517.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 11 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>3.4% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-69
Site name	43a Park Road, Timperley, WA14 5AD
SHLAA refence number (if relevant)	2904
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.29
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 181.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1211.3m from the centroid of the site.</p> <p>The nearest GP surgery is 593.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 63.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-72
Site name	York House, 1 Bridgenorth Avenue, Urmston, M41 9PA
SHLAA refence number (if relevant)	2924
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.17
Locality area	North
Ward	Stretford and Humphrey Park
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.6% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 72.4m from the centroid of the site.</p> <p>The nearest secondary school is 116.9m from the centroid of the site.</p> <p>The nearest GP surgery is 945.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 592.5m from the centroid of the site.</p>
Air quality	9	96.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-73
Site name	Former Northumberland Public House, Chester Road, Northumberland Road / East Union Street, Old Trafford
SHLAA refence number (if relevant)	2950
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.09
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 127.0m from the centroid of the site.</p> <p>The nearest secondary school is 2000.4m from the centroid of the site.</p> <p>The nearest GP surgery is 557.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 760.5m from the centroid of the site.</p>
Air quality	9	0.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-74
Site name	Land On Brixham Road, Old Trafford
SHLAA refence number (if relevant)	2951
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.12
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 164.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 924.2m from the centroid of the site.</p> <p>The nearest GP surgery is 373.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 486.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-77
Site name	160 Higher Road, Urmston, M41 9BH
SHLAA refence number (if relevant)	2972
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.07
Locality area	West
Ward	Urmston
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 320.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 438.5m from the centroid of the site.</p> <p>The nearest GP surgery is 1237.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 687.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-78
Site name	2-8 Kingsway, Altrincham, WA14 1PJ
SHLAA refence number (if relevant)	2979
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.05
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 273.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 374.0m from the centroid of the site.</p> <p>The nearest GP surgery is 196.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 786.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 2 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 18 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>100.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-82
Site name	Trafford Park Hotel, Trafford Park
SHLAA refence number (if relevant)	3019
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.18
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1382.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1510.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1596.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 230.0m from the centroid of the site.</p>
Air quality	9	58.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-83
Site name	Bridgeworks, Altrincham
SHLAA refence number (if relevant)	3020
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.27
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 415.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1041.2m from the centroid of the site.</p> <p>The nearest GP surgery is 555.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 999.9m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>3.8% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>14.3% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-84
Site name	Sale Lido And Car Park, Washway Road, Sale
SHLAA refence number (if relevant)	3021
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.76
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 255.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 890.0m from the centroid of the site.</p> <p>The nearest GP surgery is 181.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 840.6m from the centroid of the site.</p>
Air quality	9	2.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-86
Site name	Land To The Front Of Bowling Clubhouse, 49 Talbot Road, Old Trafford, Manchester, M16 0PW
SHLAA refence number (if relevant)	3044
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.15
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 631.6m from the centroid of the site.</p> <p>The nearest secondary school is 934.1m from the centroid of the site.</p> <p>The nearest GP surgery is 463.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 320.1m from the centroid of the site.</p>
Air quality	9	86.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-91
Site name	Civic Quarter Aap
SHLAA refence number (if relevant)	1601-00
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	53.89
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 659.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 575.0m from the centroid of the site.</p> <p>The nearest GP surgery is 684.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 299.9m from the centroid of the site.</p>
Air quality	9	14.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 3 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 7 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.6% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-92
Site name	Mkm House, Warwick Road, Stretford, M16 0XX
SHLAA refence number (if relevant)	1601-01
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.11
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 819.2m from the centroid of the site.</p> <p>The nearest secondary school is 560.6m from the centroid of the site.</p> <p>The nearest GP surgery is 809.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 140.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-93
Site name	City Point, 701 Chester Road, Stretford, M32 0RW
SHLAA refence number (if relevant)	1601-03
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.15
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 860.3m from the centroid of the site.</p> <p>The nearest secondary school is 542.8m from the centroid of the site.</p> <p>The nearest GP surgery is 881.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 71.7m from the centroid of the site.</p>
Air quality	9	25.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-94
Site name	39 Talbot Road, Old Trafford
SHLAA refence number (if relevant)	1601-07
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.47
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 585.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1004.6m from the centroid of the site.</p> <p>The nearest GP surgery is 434.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 250.0m from the centroid of the site.</p>
Air quality	9	13.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-95
Site name	Chester House, 1 Boyer Street, Stretford, M16 0RE
SHLAA refence number (if relevant)	1601-08
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.17
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 717.0m from the centroid of the site.</p> <p>The nearest secondary school is 1037.0m from the centroid of the site.</p> <p>The nearest GP surgery is 589.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 309.5m from the centroid of the site.</p>
Air quality	9	32.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-96
Site name	64-66 Talbot Road, Stretford, Manchester, M16 0PP
SHLAA refence number (if relevant)	1601-10
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.32
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 718.5m from the centroid of the site.</p> <p>The nearest secondary school is 827.8m from the centroid of the site.</p> <p>The nearest GP surgery is 551.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 396.7m from the centroid of the site.</p>
Air quality	9	1.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-97
Site name	Lumina Village (Former Kelloggs Site), Talbot Road, Stretford, M16 0PG
SHLAA refence number (if relevant)	1601-11
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.20
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 505.5m from the centroid of the site.</p> <p>The nearest secondary school is 616.1m from the centroid of the site.</p> <p>The nearest GP surgery is 591.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 453.8m from the centroid of the site.</p>
Air quality	9	0.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-98
Site name	94a Talbot Road, Stretford, M16 0PG
SHLAA refence number (if relevant)	1601-12
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.23
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 696.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 623.1m from the centroid of the site.</p> <p>The nearest GP surgery is 675.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 273.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-99
Site name	94b Talbot Road, Old Trafford
SHLAA refence number (if relevant)	1601-13
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.42
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 679.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 582.5m from the centroid of the site.</p> <p>The nearest GP surgery is 691.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 281.2m from the centroid of the site.</p>
Air quality	9	0.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-100
Site name	Former B+Q Site, Great Stone Rd, Old Trafford
SHLAA refence number (if relevant)	1601-15
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.05
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 465.8m from the centroid of the site.</p> <p>The nearest secondary school is 440.4m from the centroid of the site.</p> <p>The nearest GP surgery is 734.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 236.0m from the centroid of the site.</p>
Air quality	9	2.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-101
Site name	Charlton House, 687 Chester Road
SHLAA refence number (if relevant)	1601-16
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.06
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 871.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 614.7m from the centroid of the site.</p> <p>The nearest GP surgery is 825.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 107.8m from the centroid of the site.</p>
Air quality	9	30.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-102
Site name	Former Bakemark Uk, Skerton Road, Stretford
SHLAA refence number (if relevant)	1607-01
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.25
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 424.2m from the centroid of the site.</p> <p>The nearest secondary school is 1039.6m from the centroid of the site.</p> <p>The nearest GP surgery is 240.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 277.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-103
Site name	Wharfside, Trafford Park
SHLAA refence number (if relevant)	1609-00
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	87.16
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	4.8% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	56.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1090.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 989.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1359.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 712.5m from the centroid of the site.</p>
Air quality	9	10.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.1% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>3.7% of the site is within the Green Infrastructure Network.</p> <p>4.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>7.0% of the site is within Flood Zone 2.</p> <p>0.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	5.3% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-104
Site name	Former Hilti Site, 1 Trafford Wharf Road
SHLAA refence number (if relevant)	1609-02
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.93
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	85.5% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1263.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1008.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1050.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 461.0m from the centroid of the site.</p>
Air quality	9	1.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-105
Site name	Land At Wharfside Way (Matey Site)
SHLAA refence number (if relevant)	1609-03
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.14
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	31.7% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1164.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1057.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1300.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 753.0m from the centroid of the site.</p>
Air quality	9	7.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-106
Site name	Land Adj Manchester Ship Canal (Peel), Trafford Wharf Road
SHLAA refence number (if relevant)	1609-04
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.65
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	6.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1339.9m from the centroid of the site.</p> <p>The nearest secondary school is 1186.1m from the centroid of the site.</p> <p>The nearest GP surgery is 1071.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 777.4m from the centroid of the site.</p>
Air quality	9	0.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.4% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.1% of the site is within the Green Infrastructure Network.</p> <p>0.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>31.2% of the site is within Flood Zone 2.</p> <p>0.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-107
Site name	Quay West, Trafford Wharf Road
SHLAA refence number (if relevant)	1609-05
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.69
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1426.2m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1339.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1223.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 941.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.4% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-110
Site name	Land At Oakfield Road/Moss Lane Altrincham, WA15 8EP
SHLAA refence number (if relevant)	1696-01
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.45
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 26.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 476.2m from the centroid of the site.</p> <p>The nearest secondary school is 375.8m from the centroid of the site.</p> <p>The nearest GP surgery is 411.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 566.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.1% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-111
Site name	Land At Oakfield Road (Altair)Moss Lane, WA15 8EP
SHLAA refence number (if relevant)	1696-02
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.63
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.2% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 421.1m from the centroid of the site.</p> <p>The nearest secondary school is 353.3m from the centroid of the site.</p> <p>The nearest GP surgery is 425.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 629.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.1% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-112
Site name	Pomona Docks, Pomona Strand
SHLAA refence number (if relevant)	1848-00
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	12.68
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area & Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	19.8% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	73.8% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 581.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2011.2m from the centroid of the site.</p> <p>The nearest GP surgery is 737.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 913.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>16.4% of the site is within the Green Infrastructure Network.</p> <p>62.8% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>54.9% of the site is within Flood Zone 2.</p> <p>0.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-113
Site name	Pomona Docks lipomona Strand (HOU6)
SHLAA refence number (if relevant)	1848-01
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.67
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.5% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully within
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 684.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1623.3m from the centroid of the site.</p> <p>The nearest GP surgery is 871.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 576.9m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>96.3% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-114
Site name	Development Site Waterways Avenue, Old Trafford (Pomona)
SHLAA refence number (if relevant)	1848-04
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.40
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	2.4% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 715.9m from the centroid of the site.</p> <p>The nearest secondary school is 2357.4m from the centroid of the site.</p> <p>The nearest GP surgery is 616.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1248.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>17.4% of the site is within the Green Infrastructure Network.</p> <p>53.2% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>2.2% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-115
Site name	Trafford Waters / Quaysland Between M/Cr Ship Canal & Trafford Boulevard, Old Barton
SHLAA refence number (if relevant)	1894-00
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	29.80
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	32.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	83.3% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1562.0m from the centroid of the site.</p> <p>The nearest secondary school is 2308.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1056.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1505.2m from the centroid of the site.</p>
Air quality	9	1.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>5.3% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>15.2% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>30.0% of the site is within Flood Zone 2.</p> <p>3.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	84.7% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-116
Site name	Plot 2, Trafford Waters Development Site, Trafford Boulevard, Trafford Park.
SHLAA refence number (if relevant)	1894-01
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.67
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1680.6m from the centroid of the site.</p> <p>The nearest secondary school is 2384.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1148.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1572.9m from the centroid of the site.</p>
Air quality	9	6.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	36.8% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-117
Site name	Plot 1, Trafford Waters Development Site, Trafford Boulevard, Trafford Park
SHLAA refence number (if relevant)	1894-02
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.40
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1686.6m from the centroid of the site.</p> <p>The nearest secondary school is 2420.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1080.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1592.2m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	99.8% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-118
Site name	Plot 3, Trafford Waters Development Site, Trafford Boulevard, Trafford Park
SHLAA refence number (if relevant)	1894-03
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.75
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1437.4m from the centroid of the site.</p> <p>The nearest secondary school is 2181.6m from the centroid of the site.</p> <p>The nearest GP surgery is 1188.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1374.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>3.9% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-119
Site name	Land Off Bold Street, Old Trafford, M15 5PW
SHLAA refence number (if relevant)	1934-2
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.78
Locality area	North
Ward	Old Trafford
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	99.9% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 638.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2644.2m from the centroid of the site.</p> <p>The nearest GP surgery is 490.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 364.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-120
Site name	77-79 Cross Street, Sale, M33 7AA
SHLAA refence number (if relevant)	2607-03
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.17
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 406.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1244.7m from the centroid of the site.</p> <p>The nearest GP surgery is 684.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1202.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-135
Site name	Unit 24, Severnside Trading Estate, Textilose Road, Trafford Park, Manchester, M17 1WA.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E978
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.33
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1031.4m from the centroid of the site.</p> <p>The nearest secondary school is 1076.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1024.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 829.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-138
Site name	64-66 Talbot Road, Stretford, Manchester, M16 0PP
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E901
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.32
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 719.0m from the centroid of the site.</p> <p>The nearest secondary school is 828.9m from the centroid of the site.</p> <p>The nearest GP surgery is 551.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 397.4m from the centroid of the site.</p>
Air quality	9	1.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-140
Site name	Unit 2, The Furrows, Trafford Park, M32 0SZ
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E767
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.02
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 856.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 575.7m from the centroid of the site.</p> <p>The nearest GP surgery is 475.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 341.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-141
Site name	International Timber, Trafford Wharf Road, Trafford Park, M17 1DJ
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E744
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.91
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1474.3m from the centroid of the site.</p> <p>The nearest secondary school is 1509.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1701.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 557.6m from the centroid of the site.</p>
Air quality	9	1.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>29.3% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	57.7% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-144
Site name	F And G Commercials (Manchester) Limited, Trafford Park Road, Trafford Park, Manchester, M17 1HG. F & G Holding Ltd.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E528
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.44
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1397.1m from the centroid of the site.</p> <p>The nearest secondary school is 1464.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1635.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 409.6m from the centroid of the site.</p>
Air quality	9	8.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-145
Site name	Former Washington Mills Electro Minerals Ltd, Mosley Road, Trafford Park.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E512
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.34
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1762.2m from the centroid of the site.</p> <p>The nearest secondary school is 1898.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1844.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 647.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-146
Site name	Land West Of Trafford Boulevard
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E471
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.00
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	96.9% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 984.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1727.2m from the centroid of the site.</p> <p>The nearest GP surgery is 938.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 923.7m from the centroid of the site.</p>
Air quality	9	84.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>1.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-147
Site name	Former Trafford Press
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E470
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.43
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 267.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1876.7m from the centroid of the site.</p> <p>The nearest GP surgery is 659.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 651.7m from the centroid of the site.</p>
Air quality	9	2.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>57.6% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-148
Site name	Unit 1, Mercury Way, Trafford Park, Manchester, M41 7BZ
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E233
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.25
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 647.7m from the centroid of the site.</p> <p>The nearest secondary school is 1156.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1222.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 874.0m from the centroid of the site.</p>
Air quality	9	15.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-149
Site name	Sawfield Nurseries, Fairy Lane, Sale, M33 2JU, West Didsbury Storage Limited.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E230
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.17
Locality area	Central
Ward	Sale Moor
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	100.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	79.8% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	9.6% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 985.4m from the centroid of the site.</p> <p>The nearest secondary school is 1754.0m from the centroid of the site.</p> <p>The nearest GP surgery is 737.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 733.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>100.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>3.9% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>Broad Urban Fringe Valleys</p>
Best and most versatile Agricultural land	10	76.1% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-155
Site name	Sale Golf Club, Golf Road, Sale, M33 2XU
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1170
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.29
Locality area	Central
Ward	Sale Moor
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	100.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	7.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	92.8% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	94.1% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 433.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1407.8m from the centroid of the site.</p> <p>The nearest GP surgery is 820.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 478.0m from the centroid of the site.</p>
Air quality	9	13.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>100.0% of the site is within the Green Infrastructure Network.</p> <p>91.7% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>19.5% of the site is within Flood Zone 2.</p> <p>2.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Urban River Valley, Broad Urban Fringe Valleys & River Mersey</p>
Best and most versatile Agricultural land	10	81.5% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>81.7% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-156
Site name	Alkane Energy Taylor Road, Trafford Park, M41 7JR
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1169
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.49
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1433.4m from the centroid of the site.</p> <p>The nearest secondary school is 1982.6m from the centroid of the site.</p> <p>The nearest GP surgery is 1361.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1644.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-157
Site name	Wild Fowl Farm, Carrington Lane, Carrington, Manchester, M31 4AD
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1168
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.36
Locality area	West
Ward	Bucklow St Martins
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	100.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 925.8m from the centroid of the site.</p> <p>The nearest secondary school is 1681.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1781.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1152.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>100.0% of the site is within the Green Infrastructure Network.</p> <p>48.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: River Meadowlands, Broad Urban Fringe Valleys, Settled Sandlands & River Mersey</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>8.6% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-158
Site name	Warehouse, Cornbrook, 2 Brindley Road, Old Trafford, Manchester, M16 9hq
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1122
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	4.12
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 612.6m from the centroid of the site.</p> <p>The nearest secondary school is 1451.8m from the centroid of the site.</p> <p>The nearest GP surgery is 626.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 260.8m from the centroid of the site.</p>
Air quality	9	3.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-159
Site name	Chapman Scaffolding Ltd, Land And Engine Shed, Rear Of Kelloggs Main Site Entrance, Park Road, Stretford, Manchester, M32 8RB.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1110
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.16
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 892.8m from the centroid of the site.</p> <p>The nearest secondary school is 862.2m from the centroid of the site.</p> <p>The nearest GP surgery is 743.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 561.9m from the centroid of the site.</p>
Air quality	9	90.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-161
Site name	Ark, 125 Trafford Park Road (Land To Rear Of 125 Trafford Wharf Road), Trafford Park, M17 1HA
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1081
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.77
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1852.1m from the centroid of the site.</p> <p>The nearest secondary school is 1965.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1662.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 688.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	26.6% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-162
Site name	Logicor Park Altrincham, (Formerly The Lyon Estate), Atlantic Street, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1075
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.77
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 891.5m from the centroid of the site.</p> <p>The nearest secondary school is 1141.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1036.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 579.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-165
Site name	Land At Stretford Mall And Lacy Street, Chester Road, Stretford, M32 9BD
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1038
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	6.69
Locality area	North
Ward	Stretford and Humphrey Park & Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 485.9m from the centroid of the site.</p> <p>The nearest secondary school is 793.3m from the centroid of the site.</p> <p>The nearest GP surgery is 564.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 702.8m from the centroid of the site.</p>
Air quality	9	23.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.2% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.1% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.7% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-166
Site name	Land To The South Of Manchester Ship Canal And West Of Barton Bridge, Trafford Way, Trafford Park,
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1034
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	4.39
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	3.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1063.3m from the centroid of the site.</p> <p>The nearest secondary school is 2001.3m from the centroid of the site.</p> <p>The nearest GP surgery is 951.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 958.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>98.2% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>3.6% of the site is within Flood Zone 2.</p> <p>0.3% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Urban River Valley
Best and most versatile Agricultural land	10	28.3% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	5.1% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-167
Site name	Tenmat, Ashburton Road West, Trafford Park, Manchester, M17 1TD
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E1026
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.72
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1412.9m from the centroid of the site.</p> <p>The nearest secondary school is 1899.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1258.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1642.5m from the centroid of the site.</p>
Air quality	9	2.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-170
Site name	Sca Hygiene Products, Trafford Park Road
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E072
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.88
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	5.5% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 2093.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2427.4m from the centroid of the site.</p> <p>The nearest GP surgery is 1247.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1590.3m from the centroid of the site.</p>
Air quality	9	22.6% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-171
Site name	Irlam Locks, Irlam Road, Urmston, M41 6TZ
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E067
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	5.19
Locality area	West
Ward	Flixton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	100.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	18.7% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1202.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1028.1m from the centroid of the site.</p> <p>The nearest GP surgery is 988.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1350.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>100.0% of the site is within the Green Infrastructure Network.</p> <p>57.9% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>95.9% of the site is within Flood Zone 2.</p> <p>14.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys, Urban River Valley & River Mersey</p>
Best and most versatile Agricultural land	10	96.7% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-172
Site name	Land South Off Barton Bridge, Trafford Way, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E066
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.73
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	15.8% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	95.9% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 942.4m from the centroid of the site.</p> <p>The nearest secondary school is 1746.4m from the centroid of the site.</p> <p>The nearest GP surgery is 721.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 892.5m from the centroid of the site.</p>
Air quality	9	0.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.8% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	55.3% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-173
Site name	Former Trafford Bakery, Ashburton Road West, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E058
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.65
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1525.4m from the centroid of the site.</p> <p>The nearest secondary school is 1935.6m from the centroid of the site.</p> <p>The nearest GP surgery is 1278.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1661.4m from the centroid of the site.</p>
Air quality	9	21.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-174
Site name	Land At Oakfield Road/Moss Lane, Altrincham, WA15 8EP
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E013
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.51
Locality area	South
Ward	Altrincham & Hale
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 15.7% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 427.9m from the centroid of the site.</p> <p>The nearest secondary school is 350.7m from the centroid of the site.</p> <p>The nearest GP surgery is 431.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 618.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>3.6% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-175
Site name	Land To Rear Of Units H2 & H3, Westbrook Road, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E008
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.30
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1746.7m from the centroid of the site.</p> <p>The nearest secondary school is 1836.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1672.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 622.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-176
Site name	Petrol Station And Adjacent Land, 499 Chester Road, Old Trafford, Manchester, Trafford, M16 9HF.
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E007
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.24
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 403.4m from the centroid of the site.</p> <p>The nearest secondary school is 1688.1m from the centroid of the site.</p> <p>The nearest GP surgery is 634.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 441.9m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-177
Site name	Land Between Manchester Ship Canal And Trafford Boulevard/Old Barton Road, Urmston
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	E003
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	10.03
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	98.3% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1543.4m from the centroid of the site.</p> <p>The nearest secondary school is 2286.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1108.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1473.4m from the centroid of the site.</p>
Air quality	9	1.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>20.1% of the site is within Flood Zone 2.</p> <p>5.9% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	91.3% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-179
Site name	Civic Quarter Area Action Plan
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	90007
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	53.69
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 659.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 574.3m from the centroid of the site.</p> <p>The nearest GP surgery is 685.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 299.5m from the centroid of the site.</p>
Air quality	9	14.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 3 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 7 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.6% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-180
Site name	Cornbrook Station, Old Trafford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	90006
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.05
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	1.7% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	52.4% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 611.2m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2257.5m from the centroid of the site.</p> <p>The nearest GP surgery is 584.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1132.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>1.7% of the site is within the Green Infrastructure Network.</p> <p>47.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>2.1% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-182
Site name	10 Tenax Road, Manchester, M17 1JT
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	80042
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.02
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1573.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1877.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1606.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1224.7m from the centroid of the site.</p>
Air quality	9	0.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-183
Site name	Former Jewson builders yard, First Ave, Stretford, Manchester M17 1JZ
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	80040
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.87
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1259.7m from the centroid of the site.</p> <p>The nearest secondary school is 1366.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1485.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 211.6m from the centroid of the site.</p>
Air quality	9	5.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-185
Site name	Land south of Taylor Road
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	72121
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	4.06
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1359.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1993.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1538.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1451.0m from the centroid of the site.</p>
Air quality	9	15.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-186
Site name	Bridgewater Centre, Robson Avenue
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	72120
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	5.16
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1491.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2074.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1357.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1648.2m from the centroid of the site.</p>
Air quality	9	0.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>2.3% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-190
Site name	Victoria Warehouse Site B
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	70125
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.40
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1158.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 903.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1108.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 365.3m from the centroid of the site.</p>
Air quality	9	15.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments. The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments. The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden. The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>2.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-192
Site name	Land at Dairyhouse Lane
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	12015
2025 Local Plan Call for Sites reference number (if relevant)	
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.46
Locality area	South
Ward	Broadheath & Bowdon
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 654.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1444.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1444.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 482.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>98.1% of the site is within a Priority Habitat</p> <p>0.2% of the site is within the Green Infrastructure Network.</p> <p>35.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Settled Sandlands
Best and most versatile Agricultural land	10	80.5% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-195
Site name	P Fahey & Sons Limited, Chorlton Road, Old Trafford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-03-2018
2018 Call for Sites reference number (if relevant)	233
Site Area (ha)	1.65
Locality area	North
Ward	Old Trafford
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	89.6% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – Y
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 325.4m from the centroid of the site.</p> <p>The nearest secondary school is 2395.4m from the centroid of the site.</p> <p>The nearest GP surgery is 255.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 411.5m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-196
Site name	Former B&Q site, Great Stone Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-04-2018
2018 Call for Sites reference number (if relevant)	275
Site Area (ha)	1.02
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 465.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 440.7m from the centroid of the site.</p> <p>The nearest GP surgery is 735.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 236.1m from the centroid of the site.</p>
Air quality	9	2.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-197
Site name	Turn Moss, Turn Moss Road, Stretford, Manchester
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-05-2018
2018 Call for Sites reference number (if relevant)	285
Site Area (ha)	38.97
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	99.9% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	99.6% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	71.1% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	22.6% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1258.3m from the centroid of the site.</p> <p>The nearest secondary school is 385.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1182.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1279.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.7% of the site is within a Priority Habitat</p> <p>97.6% of the site is within the Green Infrastructure Network.</p> <p>96.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>99.9% of the site is within Flood Zone 2.</p> <p>2.3% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Urban River Valley, Broad Urban Fringe Valleys & River Mersey</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>7.3% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-199
Site name	intu Trafford Centre and its Vicinity
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-07-2018
2018 Call for Sites reference number (if relevant)	295
Site Area (ha)	201.07
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	96.4% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	46.9% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1142.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1837.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1298.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1173.4m from the centroid of the site.</p>
Air quality	9	23.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments. The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments. The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden. The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.5% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.7% of the site is within a Priority Habitat</p> <p>1.2% of the site is within the Green Infrastructure Network.</p> <p>3.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>2.4% of the site is within Flood Zone 2.</p> <p>1.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	59.3% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-200
Site name	The Square Shopping Centre, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-08-2018
2018 Call for Sites reference number (if relevant)	298
Site Area (ha)	3.63
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 145.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 820.9m from the centroid of the site.</p> <p>The nearest GP surgery is 407.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 741.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-203
Site name	Trafford Retail Park, Barton Road, Urmston
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-11-2018
2018 Call for Sites reference number (if relevant)	308
Site Area (ha)	3.11
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 531.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1281.4m from the centroid of the site.</p> <p>The nearest GP surgery is 500.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 555.1m from the centroid of the site.</p>
Air quality	9	4.1% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>1.2% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-204
Site name	Land to the south of Manchester Ship Canal and west of Barton bridge, Trafford Way, Trafford Park, Manchester
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-12-2018
2018 Call for Sites reference number (if relevant)	309
Site Area (ha)	5.42
Locality area	West & North
Ward	Lostock and Barton & Davyhulme
PfE Strategic Area	Southern Area & Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	9.5% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.6% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1089.9m from the centroid of the site.</p> <p>The nearest secondary school is 2026.9m from the centroid of the site.</p> <p>The nearest GP surgery is 966.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 988.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>6.5% of the site is within the Green Infrastructure Network.</p> <p>87.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>10.1% of the site is within Flood Zone 2.</p> <p>1.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Urban River Valley
Best and most versatile Agricultural land	10	38.2% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	4.4% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-206
Site name	499 Chester Road, Stretford, Manchester
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-14-2018
2018 Call for Sites reference number (if relevant)	323
Site Area (ha)	0.59
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 431.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1660.1m from the centroid of the site.</p> <p>The nearest GP surgery is 652.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 414.0m from the centroid of the site.</p>
Air quality	9	20.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-214
Site name	Site bound by Wharfside Way to the north and north east, John Gilbert Way to the south and Europa Way to the west
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-22-2018
2018 Call for Sites reference number (if relevant)	352
Site Area (ha)	10.67
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	83.4% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1049.1m from the centroid of the site.</p> <p>The nearest secondary school is 1093.5m from the centroid of the site.</p> <p>The nearest GP surgery is 1300.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 439.7m from the centroid of the site.</p>
Air quality	9	4.6% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	22.1% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-215
Site name	Trafford Waters
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-23-2018
2018 Call for Sites reference number (if relevant)	359
Site Area (ha)	26.24
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	1.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	96.7% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1561.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2302.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1102.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1487.9m from the centroid of the site.</p>
Air quality	9	3.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>6.7% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.4% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>17.4% of the site is within Flood Zone 2.</p> <p>4.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	88.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-218
Site name	Site E3
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-26-2018
2018 Call for Sites reference number (if relevant)	196-01
Site Area (ha)	0.41
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1158.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 903.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1106.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 364.1m from the centroid of the site.</p>
Air quality	9	15.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments. The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments. The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden. The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-219
Site name	Site N4
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-27-2018
2018 Call for Sites reference number (if relevant)	196-02
Site Area (ha)	1.53
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	22.2% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1159.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1119.6m from the centroid of the site.</p> <p>The nearest GP surgery is 1425.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 702.8m from the centroid of the site.</p>
Air quality	9	12.6% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-220
Site name	Stadium Point, Old Trafford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-28-2018
2018 Call for Sites reference number (if relevant)	196-03
Site Area (ha)	2.19
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	8.8% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1224.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1137.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1317.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 852.8m from the centroid of the site.</p>
Air quality	9	2.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-225
Site name	39 Talbot Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-33-2018
2018 Call for Sites reference number (if relevant)	283-01
Site Area (ha)	0.35
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 584.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 998.0m from the centroid of the site.</p> <p>The nearest GP surgery is 431.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 255.5m from the centroid of the site.</p>
Air quality	9	13.6% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-226
Site name	17-19 Talbot Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-34-2018
2018 Call for Sites reference number (if relevant)	283-02
Site Area (ha)	0.10
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 548.4m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1133.4m from the centroid of the site.</p> <p>The nearest GP surgery is 444.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 139.3m from the centroid of the site.</p>
Air quality	9	6.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-227
Site name	Bingo 3000, 601 Chester Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-35-2018
2018 Call for Sites reference number (if relevant)	283-03
Site Area (ha)	0.56
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 565.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1229.7m from the centroid of the site.</p> <p>The nearest GP surgery is 500.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 123.8m from the centroid of the site.</p>
Air quality	9	42.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-228
Site name	Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-36-2018
2018 Call for Sites reference number (if relevant)	283-04
Site Area (ha)	0.78
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 628.5m from the centroid of the site.</p> <p>The nearest secondary school is 517.7m from the centroid of the site.</p> <p>The nearest GP surgery is 82.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 390.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 10 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>5.5% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>4.9% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-229
Site name	White City Retail Park, Chester Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-37-2018
2018 Call for Sites reference number (if relevant)	283-05
Site Area (ha)	1.21
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 786.6m from the centroid of the site.</p> <p>The nearest secondary school is 912.3m from the centroid of the site.</p> <p>The nearest GP surgery is 630.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 406.3m from the centroid of the site.</p>
Air quality	9	25.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-231
Site name	Land at Dairy House Lane, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-39-2018
2018 Call for Sites reference number (if relevant)	302-02
Site Area (ha)	3.48
Locality area	South
Ward	Broadheath & Bowdon
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 656.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1445.1m from the centroid of the site.</p> <p>The nearest GP surgery is 1442.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 483.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>98.9% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>35.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Settled Sandlands
Best and most versatile Agricultural land	10	80.2% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-232
Site name	Land at Rose Cottage, Seamons Road, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-40-2018
2018 Call for Sites reference number (if relevant)	302-03
Site Area (ha)	0.25
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 363.9m from the centroid of the site.</p> <p>The nearest secondary school is 1297.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1608.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 238.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-233
Site name	Wharfside, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-41-2018
2018 Call for Sites reference number (if relevant)	307-01
Site Area (ha)	14.32
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	3.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1521.2m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1478.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1367.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 841.0m from the centroid of the site.</p>
Air quality	9	0.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>2.1% of the site is within the Green Infrastructure Network.</p> <p>8.2% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>37.8% of the site is within Flood Zone 2.</p> <p>0.7% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	42.7% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-234
Site name	Land adjoining the Manchester Ship Canal and Western Gateway Infrastructure Scheme
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-42-2018
2018 Call for Sites reference number (if relevant)	307-010
Site Area (ha)	0.71
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	24.9% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1375.2m from the centroid of the site.</p> <p>The nearest secondary school is 2180.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1168.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1305.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>24.9% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-236
Site name	Former Boat Yard, Edge Lane, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-44-2018
2018 Call for Sites reference number (if relevant)	307-012
Site Area (ha)	0.21
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 438.3m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 496.5m from the centroid of the site.</p> <p>The nearest GP surgery is 439.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 535.3m from the centroid of the site.</p>
Air quality	9	18.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 4 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>13.7% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>10.4% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-237
Site name	The Chandlery Building, Stretford Marina, Marland Way, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-45-2018
2018 Call for Sites reference number (if relevant)	307-013
Site Area (ha)	0.04
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 300.8m from the centroid of the site.</p> <p>The nearest secondary school is 829.4m from the centroid of the site.</p> <p>The nearest GP surgery is 340.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 263.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.3% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	100.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-238
Site name	Compound behind Holiday Inn, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-46-2018
2018 Call for Sites reference number (if relevant)	307-014
Site Area (ha)	1.83
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 650.8m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1125.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1178.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 895.9m from the centroid of the site.</p>
Air quality	9	4.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-239
Site name	Land comprising the Bridgewater Centre between Barton Dock Road and the Bridgewater Canal
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-47-2018
2018 Call for Sites reference number (if relevant)	307-015
Site Area (ha)	3.76
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1523.5m from the centroid of the site.</p> <p>The nearest secondary school is 2110.2m from the centroid of the site.</p> <p>The nearest GP surgery is 1338.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1663.4m from the centroid of the site.</p>
Air quality	9	0.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.1% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.5% of the site is within the Green Infrastructure Network.</p> <p>3.4% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-240
Site name	Land comprising Fords of Winsford between Barton Dock Road and the Taylor Road
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-48-2018
2018 Call for Sites reference number (if relevant)	307-016
Site Area (ha)	4.00
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1363.1m from the centroid of the site.</p> <p>The nearest secondary school is 1995.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1536.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1458.0m from the centroid of the site.</p>
Air quality	9	10.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-241
Site name	Land between J10 of the M60 and the Trafford Golf Centre, to the west of Trafford Boulevard
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-49-2018
2018 Call for Sites reference number (if relevant)	307-017
Site Area (ha)	1.46
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	98.1% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 984.1m from the centroid of the site.</p> <p>The nearest secondary school is 1727.1m from the centroid of the site.</p> <p>The nearest GP surgery is 934.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 925.4m from the centroid of the site.</p>
Air quality	9	83.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>1.6% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	100.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-242
Site name	Manchester Waters (comprising part of the Cornbrook Hub and Pomona Island)
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-50-2018
2018 Call for Sites reference number (if relevant)	307-018
Site Area (ha)	10.48
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area & Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	2.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	80.2% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 578.0m from the centroid of the site.</p> <p>The nearest secondary school is 1974.7m from the centroid of the site.</p> <p>The nearest GP surgery is 759.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 878.2m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>4.3% of the site is within the Green Infrastructure Network.</p> <p>65.6% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>50.5% of the site is within Flood Zone 2.</p> <p>0.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-244
Site name	Trafford City Strategic Location for Growth, Land bound by M60, Bridgewater Canal, Manchester Ship Canal and Parkway
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-52-2018
2018 Call for Sites reference number (if relevant)	307-03
Site Area (ha)	211.24
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	2.6% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	95.3% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	45.6% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1166.3m from the centroid of the site.</p> <p>The nearest secondary school is 1863.1m from the centroid of the site.</p> <p>The nearest GP surgery is 1304.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1180.5m from the centroid of the site.</p>
Air quality	9	23.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 3 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>1.6% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.5% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.7% of the site is within a Priority Habitat</p> <p>4.0% of the site is within the Green Infrastructure Network.</p> <p>3.4% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>4.7% of the site is within Flood Zone 2.</p> <p>1.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	58.9% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-246
Site name	Land to the north and south of the Manchester Ship Canal adjacent to Barton Road Swing Bridge and Barton Swing Aqueduct
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-54-2018
2018 Call for Sites reference number (if relevant)	307-06
Site Area (ha)	3.22
Locality area	North
Ward	Gorse Hill and Cornbrook & Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	13.2% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	99.9% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 1883.1m from the centroid of the site.</p> <p>The nearest secondary school is 2576.9m from the centroid of the site.</p> <p>The nearest GP surgery is 954.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1786.6m from the centroid of the site.</p>
Air quality	9	10.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 3 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 1 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>91.8% of the site is within a Conservation Area.</p>
Ecology	12	<p>3.8% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>11.6% of the site is within the Green Infrastructure Network.</p> <p>30.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>9.9% of the site is within Flood Zone 2.</p> <p>1.8% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	15.8% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-248
Site name	Former Container Base, Barton Dock Road, Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-56-2018
2018 Call for Sites reference number (if relevant)	307-08
Site Area (ha)	4.67
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 418.8m from the centroid of the site.</p> <p>The nearest secondary school is 945.1m from the centroid of the site.</p> <p>The nearest GP surgery is 1023.4m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 633.9m from the centroid of the site.</p>
Air quality	9	32.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	42.9% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-261
Site name	Cavendish House, Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-02-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.49
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	1.2% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 826.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1564.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1292.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1645.5m from the centroid of the site.</p>
Air quality	9	19.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys, Urban River Valley & River Mersey</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-262
Site name	Charter House, Woodlands Road, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-03-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.28
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 280.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 513.5m from the centroid of the site.</p> <p>The nearest GP surgery is 399.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 973.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 13 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>6.3% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-263
Site name	Citygate 1 and 2, Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-04-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.68
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	45.3% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 777.2m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1715.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1409.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1662.2m from the centroid of the site.</p>
Air quality	9	12.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>3.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.3% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	This site is within the following Landscape Character Areas: Urban River Valley
Best and most versatile Agricultural land	10	13.4% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-264
Site name	Crossgate House, Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-05-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.53
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 419.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1190.3m from the centroid of the site.</p> <p>The nearest GP surgery is 583.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1125.8m from the centroid of the site.</p>
Air quality	9	13.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 3 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-265
Site name	Dunham House, Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-06-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.17
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 478.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1275.0m from the centroid of the site.</p> <p>The nearest GP surgery is 808.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1268.4m from the centroid of the site.</p>
Air quality	9	76.4% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-266
Site name	Marshall House, Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-07-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.16
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 442.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1264.6m from the centroid of the site.</p> <p>The nearest GP surgery is 758.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1243.2m from the centroid of the site.</p>
Air quality	9	23.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-267
Site name	Stafford Court, Washway Road, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-08-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.40
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 509.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 555.4m from the centroid of the site.</p> <p>The nearest GP surgery is 342.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 511.7m from the centroid of the site.</p>
Air quality	9	36.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.1% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-268
Site name	Stamford House, Northenden Road, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-09-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.26
Locality area	Central
Ward	Sale Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 285.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 660.3m from the centroid of the site.</p> <p>The nearest GP surgery is 838.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 788.0m from the centroid of the site.</p>
Air quality	9	2.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-269
Site name	Land adjacent to Shawe House, Pennybridge Lane, Urmston
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-11-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.09
Locality area	West
Ward	Flixton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	96.8% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 546.7m from the centroid of the site.</p> <p>The nearest secondary school is 415.2m from the centroid of the site.</p> <p>The nearest GP surgery is 756.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 581.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys & River Mersey</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>100.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-272
Site name	97 Talbot Road, Old Trafford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-20-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	2.37
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- Y
Social Infrastructure access	2, 3, 6	The nearest primary school is 591.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 798.0m from the centroid of the site.</p> <p>The nearest GP surgery is 475.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 457.0m from the centroid of the site.</p>
Air quality	9	3.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>4.2% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-273
Site name	Land off Seymour Grove, Old Trafford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-23-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.79
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 417.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1177.4m from the centroid of the site.</p> <p>The nearest GP surgery is 322.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 91.1m from the centroid of the site.</p>
Air quality	9	0.8% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-274
Site name	Citygate 3, 203 Cross Street, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-24-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.70
Locality area	Central
Ward	Ashton upon Mersey
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	11.6% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	14.7% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 769.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1654.9m from the centroid of the site.</p> <p>The nearest GP surgery is 1310.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1593.1m from the centroid of the site.</p>
Air quality	9	3.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>11.3% of the site is within the Green Infrastructure Network.</p> <p>17.7% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>16.1% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Urban River Valley, Broad Urban Fringe Valleys & River Mersey</p>
Best and most versatile Agricultural land	10	55.2% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-279
Site name	Land off Barton Dock Road, Mercury Way and Phoenix Way
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-33-2021
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	12.23
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	58.8% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 827.2m from the centroid of the site.</p> <p>The nearest secondary school is 1335.3m from the centroid of the site.</p> <p>The nearest GP surgery is 1399.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1049.4m from the centroid of the site.</p>
Air quality	9	7.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.9% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>2.6% of the site is within the Green Infrastructure Network.</p> <p>7.9% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>1.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-283
Site name	Hare And Hounds Public House, Wood Lane , Timperley
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-03-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.49
Locality area	South
Ward	Hale Barns and Timperley South
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	96.2% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 26.3% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 606.1m from the centroid of the site.</p> <p>The nearest secondary school is 522.4m from the centroid of the site.</p> <p>The nearest GP surgery is 770.0m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 13.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-284
Site name	332-340 Chester Road
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-04-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.17
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 331.2m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2151.2m from the centroid of the site.</p> <p>The nearest GP surgery is 458.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 953.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 2 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>99.8% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-286
Site name	The Trafford Rye Bank Rd Community Garden, Rye Bank Rd, Firswood, Stretford, M16 0HB
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-06-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.00
Locality area	North
Ward	Longford
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 341.4m from the centroid of the site.</p> <p>The nearest secondary school is 1033.0m from the centroid of the site.</p> <p>The nearest GP surgery is 705.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 445.8m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-288
Site name	Land at the end of Woodcote Road, West Timperley
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-08-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.26
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	4.9% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 502.3m from the centroid of the site.</p> <p>The nearest secondary school is 1698.0m from the centroid of the site.</p> <p>The nearest GP surgery is 444.7m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 448.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>100.0% of the site is within the Green Infrastructure Network.</p> <p>100.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>4.9% of the site is within Flood Zone 2.</p> <p>5.5% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-291
Site name	Land at Barton Road, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-11-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.64
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - fully
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 227.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 568.0m from the centroid of the site.</p> <p>The nearest GP surgery is 683.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 121.7m from the centroid of the site.</p>
Air quality	9	100.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-292
Site name	Former RAC Offices and Car Park, Thomas Street, Stretford
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-15-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.71
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.5% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 322.9m from the centroid of the site.</p> <p>The nearest secondary school is 722.4m from the centroid of the site.</p> <p>The nearest GP surgery is 217.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 260.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>2.8% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>2.9% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	94.4% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-293
Site name	Land adjacent to Timperley Brook Stamford Brook Road Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-16-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.25
Locality area	South
Ward	Broadheath
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	1.7% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 467.7m from the centroid of the site.</p> <p>The nearest secondary school is 1766.7m from the centroid of the site.</p> <p>The nearest GP surgery is 362.5m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 451.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>25.3% of the site is within the Green Infrastructure Network.</p> <p>33.1% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>1.6% of the site is within Flood Zone 2.</p> <p>1.7% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>Settled Sandlands</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-296
Site name	Site of former Flixton Railway Station, Flixton Road, Flixton
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-21-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.92
Locality area	West
Ward	Flixton
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	68.1% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.1% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 74.6m from the centroid of the site.</p> <p>The nearest secondary school is 943.8m from the centroid of the site.</p> <p>The nearest GP surgery is 1262.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 200.0m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 7 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>98.3% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>11.9% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Broad Urban Fringe Valleys & River Mersey</p>
Best and most versatile Agricultural land	10	66.5% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>10.1% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-306
Site name	Plots 10c and 11 at Trafford Park
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-31-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.11
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	44.4% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1158.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 989.7m from the centroid of the site.</p> <p>The nearest GP surgery is 1192.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 588.8m from the centroid of the site.</p>
Air quality	9	15.3% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-307
Site name	Trafford Centre Car Parks 3 and 7
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-33-2025-1
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.83
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 1357.1m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 2046.0m from the centroid of the site.</p> <p>The nearest GP surgery is 1430.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 1312.1m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	56.5% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-308
Site name	Trafford Centre Car Parks 3 and 7
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-33-2025-2
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	3.73
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 294.6m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 820.6m from the centroid of the site.</p> <p>The nearest GP surgery is 918.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 434.9m from the centroid of the site.</p>
Air quality	9	83.9% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>33.8% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.4% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	90.1% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-309
Site name	Land to East of A5181 (Kelloggs Plant) Park Rd, Trafford Park, Stretford, Manchester M32 8RA
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-34-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	7.12
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.5% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 925.6m from the centroid of the site.</p> <p>The nearest secondary school is 1001.3m from the centroid of the site.</p> <p>The nearest GP surgery is 884.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 666.1m from the centroid of the site.</p>
Air quality	9	5.2% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.5% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>13.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-310
Site name	Land to West of A5181 (Kelloggs Plant) Park Rd, Trafford Park, Stretford, Manchester M32 8RA
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-35-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	4.22
Locality area	North
Ward	Lostock and Barton
PfE Strategic Area	Core Growth Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 782.5m from the centroid of the site.</p> <p>The nearest secondary school is 746.7m from the centroid of the site.</p> <p>The nearest GP surgery is 624.9m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 438.6m from the centroid of the site.</p>
Air quality	9	7.7% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>3.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-311
Site name	Land at Higher House Farm, Dairyhouse Lane, Altrincham
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-38-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.72
Locality area	South
Ward	Bowdon
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	100.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	0.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 808.6m from the centroid of the site.</p> <p>The nearest secondary school is 1503.6m from the centroid of the site.</p> <p>The nearest GP surgery is 1331.6m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 610.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>93.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>40.5% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>1.1% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas: Mosslands and Lowland Farmland, Settled Sandlands & Warburton and Carrington Mosses</p>
Best and most versatile Agricultural land	10	53.2% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-312
Site name	Land at Oakfield Road site (Altair)
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-39-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.87
Locality area	South
Ward	Altrincham
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	100.0% of the site is within the 800m buffer area of a town centre. 7.2% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 443.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 361.6m from the centroid of the site.</p> <p>The nearest GP surgery is 424.8m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 603.3m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 6 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 1 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-315
Site name	Former Trafford High School, Flixton
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-42-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	1.20
Locality area	West
Ward	Davyhulme
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	0.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 487.0m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 646.0m from the centroid of the site.</p> <p>The nearest GP surgery is 317.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 381.7m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.2% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-316
Site name	Land at Vale Road, Timperley
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-43-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.33
Locality area	South
Ward	Timperley Central
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 314.9m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 911.4m from the centroid of the site.</p> <p>The nearest GP surgery is 445.1m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 554.4m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-317
Site name	St Francis Community Hall, Budworth Road, Sale
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	CS-44-2025
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.43
Locality area	Central
Ward	Sale Moor
PfE Strategic Area	Southern Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- N
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 100.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Social Infrastructure access	2, 3, 6	<p>The nearest primary school is 227.9m from the centroid of the site.</p> <p>The nearest secondary school is 535.5m from the centroid of the site.</p> <p>The nearest GP surgery is 528.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 139.6m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 0 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>0.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-318
Site name	Empress Regeneration 1
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	EMP-1
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.82
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 305.7m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1876.4m from the centroid of the site.</p> <p>The nearest GP surgery is 688.2m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 665.2m from the centroid of the site.</p>
Air quality	9	0.0% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 0 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>30.2% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>

Site Selection Assessment Proforma

Site Selection Reference number	SSEL-319
Site name	Empress Regeneration 2
SHLAA refence number (if relevant)	
Employment reference number (if relevant)	
2025 Local Plan Call for Sites reference number (if relevant)	EMP-2
2018 Call for Sites reference number (if relevant)	
Site Area (ha)	0.44
Locality area	North
Ward	Gorse Hill and Cornbrook
PfE Strategic Area	Inner Area
Site within PfE Allocation area (if relevant)	

'Stage 1' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Priority Habitat Sites	12	0.0% of the site is within a Site of Special Scientific Interest.
Green Belt	10	0.0% of the site is within the Green Belt.
Local Green Space	10	Is site within a Local Green Space? - N
Irreplaceable Habitats	12	0.0% of the site is within an Ancient Woodland.
High risk of flooding	15, 16	0.0% of the site is within Flood Zone 3.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
Sustainable Transport Accessibility	1, 4, 5, 6	100.0% of site is within the Site Selection good transport accessibility area.
Brownfield Land Register	10	Site on the Brownfield Land register- Y - partial
Town Centres	5, 6	0.0% of the site is within the 800m buffer area of a town centre. 0.0% of the site is within the 800m buffer area of a district centre.
Deprivation	2	Site within or adjacent to one of the 10% most deprived areas in England – N
Health and wellbeing	3	100.0% of the site is within the 800m buffer area of parks and gardens and recreation grounds. Site within an outdoor sports provision area- N
Social Infrastructure access	2, 3, 6	The nearest primary school is 256.5m from the centroid of the site.

'Stage 2' Planning Constraints Assessment	Local Plan IA Objective	Site Assessment
		<p>The nearest secondary school is 1871.4m from the centroid of the site.</p> <p>The nearest GP surgery is 636.3m from the centroid of the site.</p> <p>The nearest local / neighbourhood centre is 640.9m from the centroid of the site.</p>
Air quality	9	11.5% of the site is within an AQMA.
Designated heritage assets	7, 8	<p>The site contains 1 listed buildings, structures or monuments.</p> <p>The site is within the 250m buffer area of 1 listed buildings, structures or monuments.</p> <p>The site contains 0 Scheduled Monuments.</p> <p>The site is within the 250m buffer area of 0 Scheduled Monuments.</p> <p>0.0% of the site is within a Registered Park or garden.</p> <p>The site is within the 250m buffer area of 0 Registered Parks or gardens.</p> <p>100.0% of the site is within a Conservation Area.</p>
Ecology	12	<p>0.0% of the site is within a Site of Biological Importance.</p> <p>0.0% of the site is within a Local Nature Reserve.</p> <p>0.0% of the site is within a Priority Habitat</p> <p>0.0% of the site is within the Green Infrastructure Network.</p> <p>0.0% of the site is within a LNRS Opportunity Area for Nature Recovery.</p> <p>The site contains 0 ancient and veteran trees.</p>
Flood Risk	15, 16	<p>0.0% of the site is within Flood Zone 2.</p> <p>0.0% of the site is within surface water (high chance).</p>
Water resources	11	0.0% of the site is within a groundwater source protection zone (SPZ).
Landscape	7, 8	<p>This site is within the following Landscape Character Areas:</p> <p>The site is not within a landscape character area.</p>
Best and most versatile Agricultural land	10	0.0% of the site is within Agricultural Land Grade 1, 2 or 3.
Control of Major Accident Hazard (COMAH) zones	3	0.0% of the site is within a COMAH zone.
Minerals	13	<p>0.0% of the site is within an area of search for gravel.</p> <p>0.0% of the site is within a minerals safeguarding area for sand and gravel.</p>