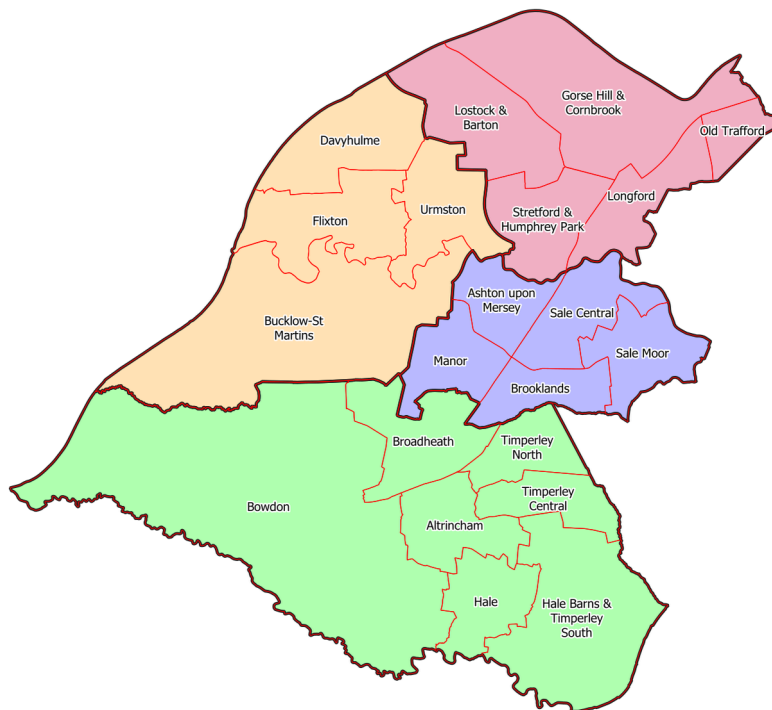


TRAFFORD LOCAL PLAN

Localities – Trafford West Place Profile April 2025



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1. Introduction

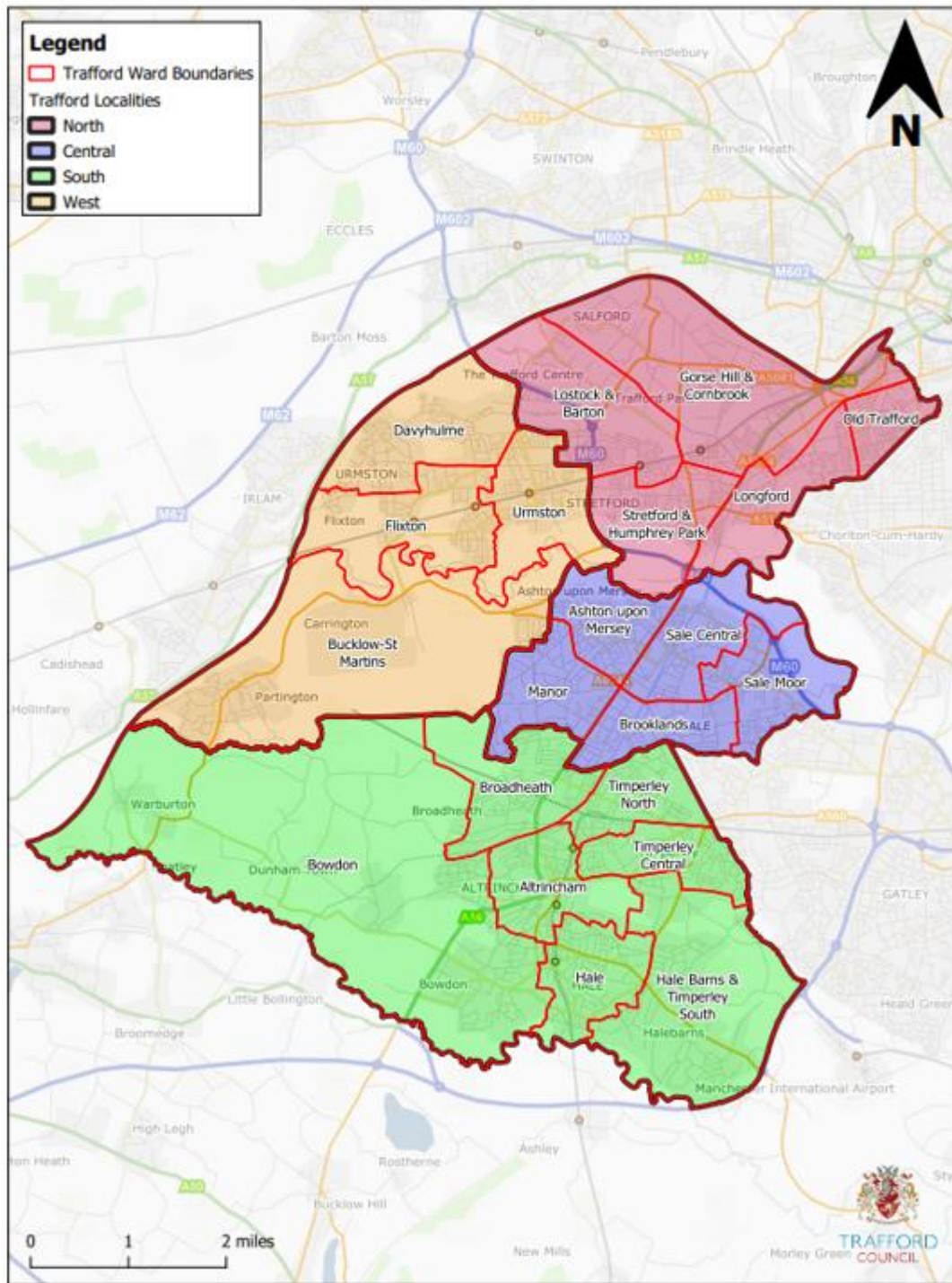
1.1 The Trafford Local Plan sets a vision and framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

1.2 To assist with the management of work that goes on across the borough, Trafford Council has historically grouped its wards into four larger areas known as localities, named "North", "South", "Central" and "West".

1.3 The 21 electoral wards within Trafford (which came into force from 04 May 2023) have been grouped together into the following four localities:

- The North locality contains the wards of Gorse Hill & Cornbrook, Longford, Lostock & Barton, Old Trafford and Stretford & Humphrey Park.
- The South locality contains the wards of Altrincham, Bowdon, Broadheath, Hale, Hale Barns & Timperley South, Timperley Central and Timperley North.
- Central, North, South and West. The Central locality contains the wards of Ashton upon Mersey, Brooklands, Manor, Sale Central and Sale Moor.
- The West locality contains the wards of Bucklow-St Martins, Davyhulme, Flixton and Urmston.

Trafford Localities



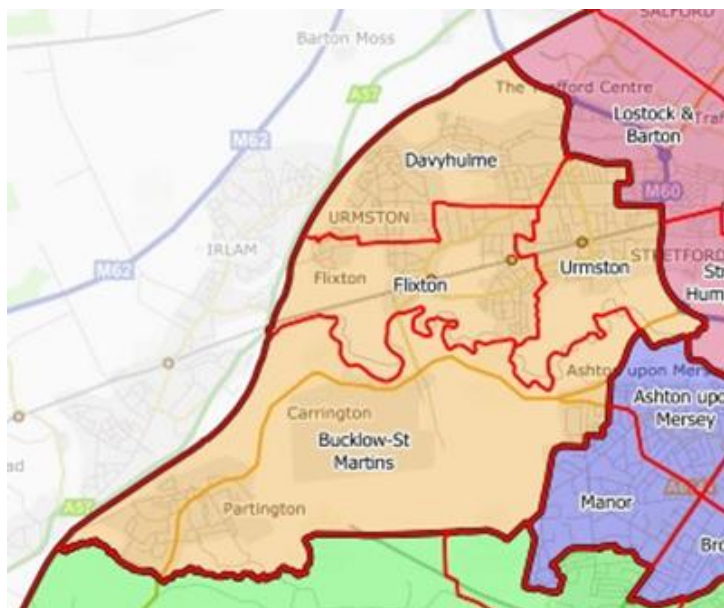
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1.4 A Place Profile has been prepared for each of the localities, pulling together evidence on the area and setting the scene for the challenges and opportunities within it. These profiles have been used to establish the policies in the draft Trafford Local Plan.

2. Overview

2.1 Trafford West is made up from the wards of:

- Bucklow-St Martins;
- Davyhulme;
- Flixton; and
- Urmston.



Map: West Locality showing wards

2.2 It is bounded by the Manchester Ship Canal to the west and north. To the east by the M60, Trafford Centre and the residential areas of Stretford and Sale West. To the south it is bounded by the Sinderland Brook and Red Brook.

2.3 Trafford West is largely residential, with some areas of open countryside and industrial uses focused around Carrington. It has an estimated population of 43,791 as of mid-2022 (ONS/Nomis 2024). Broken down by age, there are 8,554 people aged 0 to 15, 26,325 people aged 16 to 64, and 8,912 people aged 65 and older. Davyhulme has the biggest population at 11,781 people and Bucklow-St Martins has the smallest population at 10,145. Around 51.8% of the population are females and 48.2% of the population are males. 8.5% of the population in Trafford West belongs to Asian, Black, Mixed, or other ethnicities, compared to 22.3% of the overall Trafford population as of the 2021 Census (Census 2021 – ONS/Nomis,

2022). 91.5% of the population belong to a White ethnicity, 3.1% of the population belong to an Asian ethnicity, 1.5% of the population belong to a Black ethnicity, 3.2% belong to a Mixed/Multiple ethnicities, and 0.7% belong to other ethnicities.

- 2.4 In Trafford West, over half of households (51.1%) live in a semi-detached house, which is 7.3% more households than the Trafford average (43.8%), and 21.5% of people live in terraced housing. Less people in the West live in a flat (11.5%) than in Trafford as a whole (16.9%) (Census 2021 – ONS/Nomis 2022). More than half of households in Trafford West (62.8%) consist of one or two people, which is higher than the proportion of households in Trafford as a whole (60.8%). Trafford West has less people in households consisting of 4 or more people than the Trafford average, but more people in households consisting of 1 to 3 people. (Census 2021 - ONS/Nomis, 2022).
- 2.5 In Trafford West 58.7% of the adults (aged 16+) are in employment (full time and part time), which is slightly lower than Trafford as a whole (59.9%) (Census 2021 – ONS/Nomis 2022). Within the West, Urmston ward has the highest proportion at 54.1%.
- 2.6 Trafford West has a lower proportion of adults holding a qualification of level 4 or above as their highest level of qualifications than Trafford as a whole, at 33.4% compared to Trafford’s 43%. West has higher proportions of people holding all other levels of qualification as their highest levels and having no qualifications at all than across Trafford (Census 2021 – ONS/Nomis 2022).
- 2.7 In terms of health, Trafford West has a lower proportion of people who reported their health as being very good (49.1%) when compared to Trafford (53.1%). For other self-reported levels of health (good, fair, bad and very bad), Trafford West has higher proportions than Trafford as a whole (Census 2021 – ONS/Nomis 2022). 19.4% of people have a disability or long-term health problem which limits their day-to-day activities, which is higher than the overall Trafford proportion (16%) (Census 2021 – ONS/Nomis 2022).
- 2.8 Trafford West benefits from a wide variety of green spaces and outdoor recreational activities, including Davyhulme Millennium Nature Reserve, Davyhulme Park (Green Flag park), Davyhulme Golf Club, Flixton Gardens, Abbotsfield Park, Wellacre and Urmston Meadows. It includes Urmston Cemetery, one of the five

cemeteries in Trafford. The Mersey Valley and the River Mersey runs east to west across Trafford, separating the urban areas of Urmston and Stretford from Carrington and Sale. It is dissected by the M60 and A56. The valley either side of the river forms a unique green wedge of land which is predominately meadowland and agricultural land in the floodplain, containing few buildings and protected from development by its designation as Green Belt. It is a highly valued area balanced for nature conservation and recreation in close proximity to populated urban areas and contains many SBIs (Sites of Biological Importance).

- 2.9 Transport in Trafford West is disjointed, particularly in the areas of Carrington and Partington. Other areas of the locality including Flixton and Urmston benefit from the Liverpool – Manchester railway line, with regular bus routes making them popular residential areas.
- 2.10 Urmston town centre provides the central focus for the locality with a day and night economy. The Eden Square shopping centre provides a focal point, with work on the emerging Urmston Plan, representing opportunities to improve and redevelop Urmston Town Centre.
- 2.11 The area has been identified for significant residential and employment development in the New Carrington strategic allocation; approximately 4,300 homes and up to 380,000 sqm of employment floorspace are planned for the area. This development will have a transformational impact on the area and will provide enhanced services and facilities to the existing communities, helping to create a more mixed-use sustainable community by reducing isolation through new transport and social infrastructure and improved access to green spaces.

Key features

- 2.12 Bucklow-St Martins:
- Second largest ward in Trafford in terms of area.
 - Large areas of agricultural land and areas of Green Belt.
 - Large industrial complex and includes Carrington Business Park.
 - Within the south east contains the villages of Carrington and Partington, both of which have their own parish councils.
 - Home to the Manchester United Football Club training ground.
 - Bounded to the north by the River Mersey.

2.13 Davyhulme:

- Mainly residential.
- Large areas of open land along the canal edge.
- Trafford General Hospital is located in the ward.
- Bounded to the west by the Manchester Ship Canal, Davyhulme Waste Water Treatment Works to the north and residential area of Davyhulme and Flixton to the east and south.

2.14 Flixton:

- Mainly residential.
- The Manchester to Liverpool railway line runs through the ward.
- The population concentrated in the areas in the northern half of the ward, the other areas are generally open.
- Flixton House is located in the ward.
- Bounded to the south by the Mersey Valley and River Mersey.

2.15 Urmston:

- Mainly residential.
- Situated in the heart of the northern part of the borough.
- Split into two residential areas by the Manchester to Liverpool railway line.
- Manchester to Liverpool railway line runs through and includes Urmston train station.
- Contains Urmston town centre, one of the borough's main town centres.
- Contains Urmston Cemetery, one of the five cemeteries in the borough.
- Bounded to the south by the Mersey Valley and River Mersey, with the residential areas of Stretford to the east and Flixton to the west.

Landmarks

2.16 Bucklow-St Martins:

- Carrington Business Park.
- Carrington Village.
- Partington.
- Manchester United Training Ground.

- Partington Sports Village.
- 2.17 Davyhulme:
- Trafford General Hospital (birthplace of the NHS).
 - Trafford Retail Park.
 - Davyhulme Millenium Nature Reserve.
 - Davyhulme Waste Water Treatment Works.
- 2.18 Flixton:
- Flixton House (a late 18th Century Grade II listed building owned by the Council, a popular wedding and events venue).
 - Flixton Park (Green Flag).
 - Former William Roe Golf course.
 - Flixton Conservation Area.
 - Urmston Leisure Centre.
- 2.19 Urmston:
- Urmston Town Centre.
 - Urmston Train station.
 - Urmston Cemetery.
 - Davyhulme Park (Green Flag).
 - Urmston Meadows.

Other plans

- 2.20 A range of development plan documents, masterplans, and guidance documents have been prepared for the Trafford West locality, including:
- New Carrington Masterplan (Emerging – Phase 1 Delivery Strategy, due of completion Spring 2025).
 - Warburton Neighbourhood Plan (Emerging – this is neighbouring the West locality and within the Southern locality. Elements of the Plan are within the New Carrington allocation and covered by the emerging New Carrington Masterplan.
 - Flixton Neighbourhood Plan (Unlikely to proceed – the Neighbourhood Forum will expire March 2025).
 - Urmston Place Plan (Emerging – Draft for public consultation in Spring 2025).

- Flixton Conservation Area Appraisal (October 2016) and Flixton Conservation Management Plan (Adopted, October 2016).

3. Character Areas

3.1 To help better define and highlight the unique characteristics and contrasts between the various communities of Trafford West, the locality has been subdivided (largely along Ward boundaries) into the following six character-areas:

- Davyhulme;
- Flixton;
- Mersey Valley;
- New Carrington;
- Partington; and
- Urmston

Davyhulme

3.2 Davyhulme is a residential area to the north of the West locality. Davyhulme is bounded by the Manchester Ship Canal to the west and north, the M60 and nearby Trafford Centre to the east and the residential area of Flixton to the south. It is situated approximately 5 miles southwest of Manchester City Centre.

3.3 Davyhulme is mainly a residential area and is located between the two main employment areas of Trafford Park and Carrington and is a popular residential area with commuters travelling both within Trafford and the Manchester City Region. The area is well-connected to the rest of Greater Manchester, with several bus routes and the nearby M60 motorway providing easy access to the Manchester City Centre and beyond. The area includes Trafford General Hospital, the birthplace of the NHS, which has cultural significance for Trafford, also being an important piece of health infrastructure within the West locality. The area also includes the Davyhulme Waste Water Treatment Works, one of the largest wastewater treatment plants in Europe, and serves a population of 1.2 million in and around the City of Manchester, making it a vital part of the region's infrastructure. The area boasts an extensive network of open spaces and established tree lined streets. It includes Davyhulme Millennium Nature Reserve, an area of green space set along the Manchester Ship Canal. Davyhulme is also home to several sports clubs and facilities, including Davyhulme Park Golf Club and the Davyhulme Park Tennis Club.

Key Issues

- Residents in Davyhulme, have the skills and abilities to access jobs in Trafford Park, Urmston Town Centre, Carrington and the Manchester Regional Centre.
- The use of previously developed land is maximised in Davyhulme.
- Davyhulme is well connected with Urmston Town Centre to enable easy access to employment, retail and community facilities.
- Development in Davyhulme will link up to public transport through enhanced pedestrian and cycle routes including train stations and local bus services.
- Improve traffic congestion and air pollution in the area closest to the Trafford Centre.
- Parking problems associated with Trafford General Hospital is improved.
- Linkages to the Mersey Valley are protected and enhanced to maximise recreational, biodiversity and active travel opportunities, alongside the improvement in quality of key parks, open space and countryside sites. This includes Davyhulme Millennium Nature Reserve.
- Improvements to the road layout to enable improved public transport and active travel connectivity between neighbourhoods and to employment locations particularly Trafford Park and the Regional Centre will be supported.
- Improvements to east-west public transport linkages are secured.
- Improvements to pedestrian and cycling facilities connecting to the Mersey Valley and other routes that contribute to Trafford's integrated active travel network are made.
- Protect and enhance heritage / cultural assets within and beyond Davyhulme, including Trafford General Hospital and Davyhulme Waste Water Treatment Works.

Flixton

- 3.4 Flixton is a residential area to the west of the West locality. Flixton is bounded by the Manchester Ship Canal to the west, Davyhulme to the north, Urmston to the

east and the Mersey Valley and the River Mersey to the south. It is situated approximately 6 miles southwest of Manchester City Centre.

- 3.5 Flixton is mainly a residential area and is located between the two main employment areas of Trafford Park and Carrington and is a popular residential area with commuters travelling both within Trafford and the Manchester City Region. Flixton is a popular residential area due to its proximity to Manchester and its excellent transport links. The area is served by the Flixton railway station, which provides regular services to Manchester and Liverpool. Flixton is traversed by the Manchester to Liverpool railway line. Its population is concentrated in areas in the north, other areas are generally open. Flixton House, a late 18th Century Grade II listed building owned by the Council is in the area and is a popular wedding and events venue. The area includes Flixton Village, a conservation area, an area on the fringes of the conurbation and provides a snapshot of historic village life and retains a distinct identity centred around St Michael's Church. The area boasts an extensive network of open spaces and established tree lined streets. It includes Flixton Gardens, Abbotsfield Park and Wellacre.

Key Issues

- Flixton lacks an obvious centre.
- Residents in Flixton, have the skills and abilities to access jobs in Trafford Park, Urmston Town Centre, Carrington and the Manchester Regional Centre.
- The use of previously developed land is maximised in Flixton.
- Flixton is well connected with Urmston Town Centre to enable easy access to employment, retail and community facilities.
- Development in Flixton will link up to public transport through enhanced pedestrian and cycle routes including train stations and local bus services.
- The Former William Wroe Golf Course is utilised for the community.
- Linkages to the Mersey Valley are protected and enhanced to maximise recreational, biodiversity and active travel opportunities, alongside the improvement in quality of key parks, open space and countryside sites. Including Flixton Gardens, Abbotsfield Park and Wellacre.

- Improvements to the road layout to enable improved public transport and active travel connectivity between neighbourhoods and to employment locations particularly Trafford Park and the Regional Centre will be supported.
- Improvements to east-west public transport linkages are secured.
- Improvements to pedestrian and cycling facilities connecting to the Mersey Valley and other routes that contribute to Trafford's integrated active travel network are made.
- Protect and enhance heritage / cultural assets within and beyond Flixton. This includes Flixton Conservation Area and Flixton House.

Mersey Valley

- 3.6 The Mersey Valley and the River Mersey runs east to west across Trafford, separating the urban areas of Urmston and Stretford from Carrington and Sale. It is dissected by the M60 and A56. The valley either side of the river forms a unique green wedge of land which is predominately meadowland and agricultural land in the floodplain, containing few buildings and protected from development by its designation as Green Belt. It is a highly valued area balanced for nature conservation and recreation in close proximity to populated urban areas and contains many SBIs (Sites of Biological Importance).
- 3.7 Within the West locality prominent sites within the Mersey Valley include Banky Meadows, Urmston Meadows and Wellacre.
- 3.8 The Trans Pennine Trail runs through the Mersey Valley from Carrington to Sale Water Park, crossing The Mersey via The Millennium Bridge close to the Carrington Spur before passing over the M60 close to Stretford Meadows and under the A56 alongside Kickety Brook.

Key Issues

- Measures that would mitigate the effects of flood risk from the Mersey Valley on the surrounding built environment are promoted.
- The access to and the potential of this area maximised to improve the health of Trafford's residents.
- The opportunities for employment in recreation and tourism to maintain the quality of this resource are recognised.

- The Mersey Valley is protected from inappropriate residential development that would harm the openness and character of the landscape.
- Tourism is managed to maintain the quality of provision and minimise conflict between different recreation uses and with nature conservation.
- Visitor numbers to the Mersey Valley are improved.
- The very high-quality natural environment including the character of the different landscape types is protected and enhanced.
- Improvements to biodiversity, including by connecting greenspaces, are secured.
- Opportunities are maximised for key sites such as Urmston Meadows and Wellacre to improve the recreation offer and natural environment in Trafford.
- A balance between recreational needs of residents and nature conservation is achieved.
- Improvements to pedestrian and cycling facilities connecting to the Mersey Valley and Trans Pennine Trail and other routes that contribute to Trafford's integrated active travel network are secured.
- Improved access is secured to the area by sustainable modes of transport such as through quality of signage and paths, particularly from Trafford's most deprived areas.
- Protect and enhance heritage assets within and beyond the Mersey Valley.

New Carrington

- 3.9 New Carrington is a large area to the south of the West locality. New Carrington is bounded by the Manchester Ship Canal to the west, the Mersey Valley and the River Mersey to the north, Sale West to the east and Sinderland Brook to the south. It is situated approximately 10 miles southwest of Manchester City Centre.
- 3.10 New Carrington has a historic village centre (Carrington), which is still evident, but poorly preserved. The New Carrington area has traditionally been dominated by a petrochemical works, formerly home to the Shell Chemicals refinery; however more recently, other industrial uses have been developed, as well as the Carrington

Business Park. Plans are under way to redevelop the area into an extensive residential neighbourhood and new business park through Places for Everyone. Significant new residential and employment development is currently under construction, the first phase of development is known as 'Carrington Village'. The area includes an extensive area of Green Belt and agricultural land. Carrington Power Station occupies the area north of Manchester Road and between the River Mersey and Manchester Ship Canal. A new gas-powered power station has been built, with greener forms of energy storage and generation planned. Redundant railway corridors are evident in the landscape. These provide an opportunity for active travel or public transport connections between Carrington, Partington and the rest of the Trafford conurbation. The Carrington 'Rides' are an important local leisure resource and are remnants of the tram system that was used during the late 19th and early 20th century for large scale waste disposal, as part of large-scale reclamation of the mossland. The area is home to the Manchester United Football Club training grounds. The area has important links to the Mersey Valley to the north of the area. As well as open countryside to the south.

- 3.11 The New Carrington area has relatively high levels of unemployment and some parts are identified in the top 10% of the most deprived communities in England.
- 3.12 Transport infrastructure in the New Carrington area is limited and this contributes to the isolated feeling of the area, access to the Manchester Regional Centre and other parts of Trafford is very poor. Plans are being developed, in consultation with the community, for a new Carrington Relief Road which would provide improved connectivity and help to ease congestion. Further improvements are planned to highways, public transport and active travel infrastructure as part of the wider New Carrington development.
- 3.13 The area has been identified for significant residential and employment development in the New Carrington strategic allocation; approximately 4,300 homes and up to 380,000 sqm of employment floorspace are planned for the area. This development will have a transformational impact on the area and will provide enhanced services and facilities to the existing communities, helping to create a more mixed-use sustainable community by reducing isolation through new transport and social infrastructure and improved access to green spaces.

Key Issues

- Deliver high quality, sustainable residential development as part of a high-quality mixed-use redevelopment scheme of New Carrington.
- Deliver the appropriate mix of housing types and tenures needed to achieve a more balanced housing market in New Carrington.
- The new residential growth in New Carrington is delivered in line with the allocation policy.
- Residents have the skills and the ability to access jobs in the New Carrington area.
- Health inequalities and deprivation in New Carrington are reduced significantly.
- The capacity of community facilities including health and education is significantly increased, providing for the needs of the new and existing community.
- The economic capacity of New Carrington will be redeveloped enabling significant new economic activity to secure its future economic viability.
- The provision of sustainable modes of transport linking New Carrington to key town centres and Manchester is secured.
- A new local population will support the revitalised local centre (and a new local centre that will be delivered in line allocation policy) in Partington providing local services and facilities.
- Linkages to the Mersey Valley and other greenspace assets are protected and enhanced to maximise recreational, biodiversity and active travel opportunities.
- Opportunities for wetland habitat creation are secured, where appropriate.
- The use of previously developed land is maximised in New Carrington.
- Ensuring New Carrington is well connected by sustainable transport modes with Partington Local Centre and Sale Town Centre to enable easy access to employment, retail and community facilities.
- The physical isolation of the New Carrington area is reduced through enhanced sustainable transport modes.
- Improvements are made to the road layout and public transport connectivity to the rest of Trafford and into Manchester.

- Substantial improvements to road infrastructure are made, including the delivery of the Carrington Relief Road.
- Improvements to pedestrian and cycling facilities connecting to the Trans Pennine Trail, the Mersey Valley and other routes that contribute to Trafford's integrated active travel network are secured.
- Conserve heritage assets within and beyond New Carrington.
- Protect and enhance the Green Belt. Including around the New Carrington area, enhancing its important green infrastructure functions.

Partington

- 3.14 Partington is a village to the south west of the West Locality. Partington is bounded by the Manchester Ship Canal to the west and north, Carrington to the east and Red Brook to the south. It is situated approximately 10 miles southwest of Manchester City Centre.
- 3.15 Partington is mainly a residential area. As a former small rural settlement, of which some historic buildings and features still remain, was transformed by significant house building in the 1960s and 1970s. Much of the housing in Partington is managed by Housing Associations and there are plans to improve the existing residential area with enhanced green infrastructure and active travel links. The redevelopment of the local centre and new community facilities has proved enhanced services and facilities to the Partington community. Partington is home to a number of community groups and organisations, including the Partington Community Centre and the Partington Youth Centre.
- 3.16 The Partington area has relatively high levels of unemployment and some parts are identified in the top 10% of the most deprived communities in England.
- 3.17 Transport infrastructure in the Partington area is limited and this contributes to the isolated feeling of the area, access to the Manchester regional centre and other parts of Trafford is very poor. Plans are being developed, in consultation with the community, for a new Carrington Relief Road which would provide improved connectivity and help to ease congestion. Further improvements are planned to highways, public transport and active travel infrastructure as part of the wider New Carrington development.

Key Issues

- Deliver the appropriate mix of housing types and tenures needed to achieve a more balanced housing market in Partington.
- Residents have the skills and the ability to access jobs in the Partington area.
- Health inequalities and deprivation in Partington are reduced significantly.
- The provision of sustainable modes of transport linking Partington to key town centres and Manchester is secured.
- A new local population will support the revitalised local centre (and a new local centre that will be delivered in line allocation policy) in Partington providing local services and facilities
- Linkages to the Mersey Valley and other greenspace assets are protected and enhanced to maximise recreational, biodiversity and active travel opportunities.
- The use of previously developed land is maximised in Partington.
- Partington are well connected by sustainable transport modes with Partington Local Centre and Sale Town Centre to enable easy access to employment, retail and community facilities.
- The physical isolation of the Partington area is reduced through enhanced sustainable transport modes.
- Improvements are made to the road layout and public transport connectivity to the rest of Trafford and into Manchester.
- Improvements to pedestrian and cycling facilities connecting to the Trans Pennine Trail, the Mersey Valley and other routes that contribute to Trafford's integrated active travel network are secured.
- Conserve heritage assets within and beyond Partington.
- Partington Local Centre in improved.

Urmston

3.18 Urmston is a residential area to the east of the West locality. Urmston is bounded by Flixton to the west, the M60 to the north, the residential area of Stretford to the east and the Mersey Valley and the River Mersey to the south. Urmston is located five miles southwest of Manchester City Centre.

- 3.19 Urmston is mainly a residential area and is split into two residential areas by the Manchester to Liverpool railway line. It is known for its excellent transport links, good schools, and thriving local community. Urmston is located between the two main employment areas of Trafford Park and Carrington and is a popular residential area with commuters travelling both within Trafford and the Manchester City Region. It includes Urmston Town Centre at its heart. Urmston Town Centre is largely focussed on the Eden Square shopping centre which replaced the dated shopping precinct that was demolished in 2007. The centre primarily serves local residents from the north of Trafford, including the nearby areas of Davyhulme and Flixton. The town centre has easy access to the M60 motorway (Junctions 9 and 10) and has direct rail connections on the Manchester to Liverpool line. The centre currently accommodates a diverse range of independent and niche retailers that are considered to be suitable to serve the needs of the local community. The centres comparison goods offer however is considered to be more limited as a result of competing retail destinations in the vicinity such as the Trafford Centre. There are plans for a redeveloped market site. Work on the emerging Urmston Plan, presents opportunities to improve and redevelop Urmston Town Centre.
- 3.20 The area boasts an extensive network of open spaces and established tree lined streets. It includes Davyhulme Park, which is a Green Flag awarded park. The most southerly part of Urmston lies within the flood plain of the River Mersey, an area known as Urmston Meadows, part of the Mersey Valley. It includes Urmston Cemetery, one of the five cemeteries in Trafford.

Key Issues

- Secure appropriate levels of residential development within Urmston Town Centre
- Residents in Urmston and neighbouring communities, have the skills and abilities to access jobs in Trafford Park, Urmston Town Centre, Carrington and the Manchester Regional Centre.
- The vitality and viability of Urmston Town Centre is protected and enhanced, with the convenience and comparison retail offer consolidated and improved.
- The use of previously developed land is maximised in Urmston.
- Urmston is well connected with Urmston Town Centre to enable easy access to employment, retail and community facilities.

- Improvements to east-west public transport linkages are secured.
- Development will link up to public transport through enhanced pedestrian and cycle routes including train stations and local bus services.
- Opportunities to locate low-carbon / decentralised energy facilities within the area, in particular the area immediately surrounding Urmston Town Centre are encouraged.
- Linkages to the Mersey Valley are protected and enhanced to maximise recreational, biodiversity and active travel opportunities, alongside the improvement in quality of key parks, open space and countryside sites. Including Davyhulme Park.
- Improvements to the road layout to enable improved public transport and active travel connectivity between neighbourhoods and to employment locations particularly Trafford Park and the Regional Centre will be supported.
- Improvements to pedestrian and cycling facilities connecting to the Mersey Valley and other routes that contribute to Trafford's integrated active travel network are made.
- Protect and enhance heritage assets within and beyond Urmston.

4. Analysis - Physical

Strategic Location / Areas for Change

Relevant PfE Policy: JP-Strat1: Core Growth Area, JP-Strat2: City Centre, JP-Strat3: The Quays, JP-Strat4: Port Salford, JP-Strat9: Southern Areas, JP-Strat11: New Carrington and JP-Strat12: Main Town Centres, JP Allocation 30: New Carrington

- 4.1. Although not within the West locality, the relationship and access to the PfE Policy JP-Strat1: Core Growth Area is important. This relates to the Sub areas of Policy JP-Strat2: City Centre, Policy JP-Strat3: The Quays and Policy JP-Strat4: Port Salford. Additionally, it is important that there are opportunities for access from the West locality to access the Main Town Centres in Greater Manchester, including Altrincham in Trafford, in line with Policy JP-Strat12: Main Town Centres.
- 4.2. Trafford and the West locality form part of Policy JP-Strat9: Southern Areas. Policy JP-Strat11: New Carrington, lying within the area and policy framework covered by JP-Strat9, seeks to deliver a significant mixed-use development.
- 4.3. Policy JP Allocation 30: New Carrington sets out a detailed policy to deliver the development. A masterplan is being prepared for the site, with the delivery strategy forming stage 1.
- 4.4. Another Strategic Location / Area of Change is Urmston Town Centre. Although not identified within PfE as a Main Town Centre, Urmston town centre is considered an important Town Centre within Trafford and the town centre hierarchy.

Key strategic location / areas for change issues

- 4.5. The key strategic location / areas for change issues identified are:
 - The New Carrington allocation is developed out in a sustainable way.
 - Impact of other strategic locations on the West locality, including Trafford Centre Rectangle (Davyhulme)
 - Promoting Urmston Town Centre as an important centre for growth and for a variety of uses.

Transport - (Connectivity / Constraints)

Relevant PfE Policy: JP-Strat14: A Sustainable and Integrated Transport Network, JP-C1: An Integrated Network, JP-C3: Public Transport, JP-C4: The Strategic Road Network, JP-C5: Streets for All, JP-C6: Walking and Cycling, JP-C7: Freight and Logistics, JP-C8: Transport Requirements of New Development

- 4.6. The above policies, while not specific to the West locality, set out important principles and measures in relation to transport in the West locality.

Public transport accessibility (general)

- 4.7. In terms of general public transport accessibility within the West locality, based on GMAL data, the Urmston area is the most accessible ward, with the ward of Bucklow-St Martins, covering the New Carrington area and Partington performing the worst.

Bus

- 4.8. There are a number of bus routes that operate in all wards within the West locality. The provision of service is variable within the West locality, with particular issues with the southern part of the locality covering New Carrington and Partington area. Within the Urmston area, this has previously been designated as a Quality Bus Corridor.

Rail

- 4.9. The Manchester to Liverpool railway line, a strategic rail route, runs along the Flixton and Urmston wards in the West locality. Within Flixton there are two railway stations, Flixton and Chassen Road. Within the Urmston ward there is Urmston Train Station, which is located within Urmston town centre.

Metrolink

- 4.10. The Metrolink line does not currently operate in the West locality. Users would require travelling outside the locality to access the Metrolink.

Road / car

- 4.11. The SRN of the M60 adjoins the West locality, with access to Junction 8 and Junction 10 in close proximity.
- 4.12. There are a number of key routes within the West locality, the most significant being the A6144. The A6144 runs from Lymm to Junction 6 of the M60, and Junction 7 of the M60, via the Carrington Spur. This is a single road and very congested, connecting the main settlements of Carrington and Partington, this is the main road for the settlements and is very limited. As a consequence, access to the

Manchester Regional Centre and Trafford's four town centres is very poor for Carrington and Partington.

4.13. The New Carrington Relief Road (CRR) - A6144 Carrington Spur – A6144 Manchester Road link-road extension; will support development proposals in the Carrington area and, in the long term, enable major development growth as part of the proposed New Carrington allocation. At present capacity constraints on Manchester Road inhibit development proposals.

4.14. Other key B roads with the West locality include the B5213, B5214 and B5158.

EV charging

4.15. Within the West locality the provision of public electrical vehicle charging locations is limited. Further provision is required, particularly within centres such as Partington and Urmston town centre.

Active travel

4.16. There are rights of way in the Bucklow-St Martins and a number of strategic active travel routes identified within the West locality, including the potential Broadheath Irland Sustainable Transport Corridor, the Trans-Pennine Trail and the Mersey Valley.

Key transport issues

4.17. The key transport issues identified are:

- Improve the public transport accessibility of the particularly the Bucklow-St Martins ward, covering New Carrington and Partington.
- Improve the rail access and frequency in the West locality. Potential for this to be brought in.
- No Metrolink in the locality.
- Improve road access, particularly with issues around the A6144.
- Improve the availability of EV charging facilities.
- Improve active travel routes.

Housing

Relevant PfE policies: JP-H1: Scale, Distribution and Phasing of New Housing Development, JP-H2: Affordability of New Housing, JP-H3: Type, Size and Design of New Housing, JP-H4: Density of New Housing

4.18. Most of the above policies are specific to the West locality. However, sets important principles and measures in relation to housing in the West locality. Policy JP-H4,

sets out how new housing development should be delivered at a density appropriate to the location, which is relevant to the West locality, this includes designated centres and public transport stops e.g. higher densities within Urmston town centre.

Households

- 4.19. The number of residents in West locality are set out in the Mid-2022 population estimates published by ONS. In addition, the Census 2021 published by ONS sets out the number of households. These are set out in the table below.

Ward	Residents	Households
Bucklow-St Martins	10,139	4,173
Davyhulme	11,780	4,727
Flixton	11,118	4,743
Urmston	10,682	4,754
West Locality Total	43,719	18,397

- 4.20. Compared to the other localities in Trafford, the West locality has the lowest resident population and households in the borough. The South has 79,075 residents and 31,589 households. The North has 58,875 residents and 23,500 households and Central has 54,254 residents and 22,633 households.

Housing land supply

- 4.21. Within the West locality, as set out in the table below, the total land supply is 5,402 units as at 31 March 2024. This is for 926 flats and 4,476 houses. The most significant supply being in the Bucklow-St Martins ward, within which is the New Carrington allocation, and wider area. The land supply figures in the other wards of Davyhulme, Flixton and Urmston are significantly lower, which emphasises where the future development is focused in the West locality.

Ward	0-5 years	5-10 years	10-15 years	15 years +	Total Land Supply
Bucklow-St Martins	1,341	1,804	1,484	545	5,174
Davyhulme	64	37	0	0	101
Flixton	18	27	0	0	45
Urmston	45	37	0	0	82
West Locality Total	1,468	1,905	1,484	545	5,402

Key housing issues

4.22. The key housing issues identified area:

- The significant residential development proposed in the Bucklow-St Martins ward, this is linked to the New Carrington allocation and wider area.
- Promote residential development within other wards of the West locality: Davyhulme, Flixton and Urmston.
- The population / households are likely to rise in the West locality, over time, particularly with new developments such as New Carrington. The population change needs to be managed appropriately, particularly relating to infrastructure provision.

Future Supply

4.23. Based on the current land supply (as at 31 March 2024) the most significant developments (50 plus units) with planning permission are:

4.24. Land At Heath Farm Lane Partington Manchester M31 4EH (94949/HYB/18) – Hybrid application comprising: - a) Application for full planning permission for the clearance and remediation of the existing site and the erection of 148 dwellings with access from Broadway and associated works including the provision of internal estate roads, parking and turning circle, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-station, and sustainable urban drainage works; and, b) Application for outline planning permission for the erection of up to 452 dwellings with access from Broadway and associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-stations, and sustainable urban drainage works drainage principles. – Approved 7 January 2021 (Under construction).

4.25. Land At Heath Farm Lane Partington Manchester M31 4EH (106818/RES/21) – Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to planning permission 94949/HYB/18 for the erection of 126 dwellings in Phases 3 and 5 of the development. – Approved 23 November 2023 (Under construction).

- 4.26. Land Known As Carrington Village On Land Off Manchester Road, Carrington (99245/OUT/19) – Outline application for the erection of up to 320 dwellings, erection of up to 668,000 sq ft (62,057 sq m) employment floorspace (Use Classes B1/B2/B8 including open storage), erection of up to 12,917 sq ft (1,200 sq m) retail/health floorspace (Use Classes A1/D1), demolition of existing buildings and structures, re contouring of the site to form development platforms, creation of public open space, rugby pitch relocation along with new flood-lit training pitch, erection of replacement rugby clubhouse, landscaping and ecological works, noise mitigation, electrical sub stations, pumping stations, car parking and vehicle, cycle and pedestrian circulation including details of 5 access(s) off Manchester Road to serve residential, employment, retail/health development and 2 emergency access points off the A1 private road. Approval sought for access with all other matters reserved. – Approved 1 May 2020.
- 4.27. Land Known As Carrington Village On Land Off Manchester Road, Carrington (94670/RES/18) – Approval of reserved matters (appearance, landscaping, layout and scale), pursuant to planning permission 88439/HYB/16 for the erection of 277 dwellings with associated formal and informal public open space, landscaping, electric substation and pumping station. – Approved 18 December 2018 (Under construction).
- 4.28. Land at Lock Lane, Partington (100110/RES/20) - Application for the approval of reserved matters for layout, scale, appearance and landscaping pursuant to 86160/OUT/15 for the erection of 298 dwellings (including 40 affordable homes), public open space including play facilities, and associated works (including a pump station, flood water storage tanks and the erection of sub-stations). The application is accompanied by an EIA compliance statement. – Approved 27 January 2021 (Under construction).
- 4.29. Land off Hall Lane, Partington (100109/FUL/20) - Full planning permission for 151 dwellings, together with associated access, parking, landscaping, sub-station, drainage, the layout of the road and footways and other associated works. – Approved 24 March 2021 (Under construction)
- 4.30. Land off Barton Road, Davyhulme (112477/FUL/23) – Demolition of existing buildings and erection of 57 new homes including a mix of houses and apartments,

together with associated infrastructure, access, internal roads, footpaths, landscaping, open space and all other associated works. – Approved 10 May 2024.

- 4.31. There are a number of future planned developments around the New Carrington Allocation.

Employment – (Type, Health of employment area, future potential)

Relevant PfE policies: JP-J1: Supporting Long-Term Economic Growth, JP-J2: Employment Sites and Premises, JP-J3: Office Development, JP-J4: Industry and Warehousing Development

- 4.32. The above policies are not specific to the West locality. However, sets out important principles and measures in relation to employment in the West locality.

Office

- 4.33. There is a limited supply of office for development in the West locality. The existing supply is largely focused on the existing centres, principally Urmston town centre.

Industry and warehousing

- 4.34. The supply of industry and warehousing for development in the West locality is largely focused on the Bucklow-St Martins ward. It is in the locality of New Carrington, with a number of sites considered suitable for industry and warehousing development. Historically, and part of Trafford’s current policy framework, Carrington has been identified as a Main Industrial Area (UDP – E7). The New Carrington Allocation is identified for employment uses, up to 350,000 sqm for industry and warehousing uses.

Key employment issues

- 4.35. The key employment issues identified are:
- The employment area focused around New Carrington, making sure that the industry and warehousing uses are sustainability managed.
 - Improving the office supply in the West locality, around centres such as Urmston town centre.
 - Protect the existing supply of employment land.

Heritage / Archaeological Features

Relevant PfE policies: JP-P2: Heritage

- 4.36. The above policy is not specific to the West locality. However, sets out important principles and measures in relation to heritage / archaeological features in the West locality.
- 4.37. Beyond the historic central areas, and those around Ashton upon Mersey, Sale Moor, and Brooklands Station, 20th century semi-detached housing estates make up most of the urban form, where the character remains green and suburban, with several parks providing space for recreation.
- 4.38. Key heritage assets within the West locality are:
- **Bucklow-St Martins ward:** There are seven Listed Buildings.
 - **Davyhulme ward:** There are four Listed Buildings.
 - **Flixton ward:** There are eight Listed Buildings and one Conservation Area (Flixton).
 - **Urmston ward:** There are four Listed Buildings.
- 4.39. In total within the West locality there are twenty-three Listed Buildings and one Conservation Area.
- 4.40. The Flixton Conservation Area is covered by a Conservation Area Appraisal (October 2016) and Conservation Area Management Plan (October 2016). The Conservation Area Appraisal (SPD 5.18) sets out the boundaries of the Conservation Area, enabling the Council to manage change in this historic area in a way that will conserve and enhance it. The appraisal contains a wealth of information about the area's heritage assets, including identifying landmark buildings and other buildings which contribute positively to the conservation area. The Conservation Area Management Plan (SPD 5.18a) provides further detail on appropriate materials, repairs to boundaries and details of the public realm. Policies then set out parameters to manage future change to the Conservation Area.

Key heritage / archaeological features issues

- 4.41. The key heritage / archaeological features issues identified are:
- To manage change in Flixton Conservation Area in a way that will conserve and enhance it.

- Identify, preserve and enhance the heritage assets, including listed buildings e.g. Flixton House.

Retail – (Town Centre / Local Centres)

Relevant PfE policies: JP-P4: New Retail and Leisure Uses in Town Centres

- 4.42. The above policy is not specific to the West locality. However, Policy JP-P4 acknowledges that the boundaries of the centres and detail of other centres at lower levels of the hierarchy are defined in district local plans. This would include Urmston town centre and other centres within the retail hierarchy such as local centres (e.g. Partington) and neighbourhood centres.
- 4.43. The town centres / local centres currently within the West locality include:
- **Bucklow-St Martins ward:** Includes Local Centres, and neighbourhood centres including Partington Local Centre.
 - **Davyhulme ward:** Includes Local Centres and Neighbourhood Centres. In addition, Trafford Retail Park, is identified an ‘out-of-town’ retail park, one of the three ‘out-of-town’ retail parks that are within Trafford.
 - **Flixton ward:** Includes Local Centres and Neighbourhood Centres.
 - **Urmston ward:** Includes Urmston town centre – one of the main town centres within the borough, Local Centres and Neighbourhood Centres.
- 4.44. The West locality includes Urmston Town Centre at its heart. Urmston Town Centre is largely focussed on the Eden Square shopping centre which replaced the dated shopping precinct that was demolished in 2007. The centre primarily serves local residents from the north of Trafford, including the nearby areas of Davyhulme and Flixton. The town centre has easy access to the M60 motorway (Junctions 9 and 10) and has direct rail connections on the Manchester to Liverpool line. The centre currently accommodates a diverse range of independent and niche retailers that are considered to be suitable to serve the needs of the local community. The centres comparison goods offer however is considered to be more limited as a result of competing retail destinations in the vicinity such as the Trafford Centre. There are plans for a redeveloped market site. Work on the emerging Urmston Plan, presents opportunities to improve and redevelop Urmston Town Centre.

4.45. The Retail and Leisure Study (2019) recommends that careful consideration is given before granting planning permission for proposals that would further improve the offer at the Trafford Centre to the detriment of the four town centres (including Urmston town centre, which is in the West locality). It also concludes that overall Trafford is well served by out of centre retail parks through the provision of a range of operators who otherwise could not always occupy a unit within one of the four town centres. However, it will be important for the Council to continue to monitor applications for the potential expansion of the retail parks or relaxation of use due to the potential implications such applications could have on the health of defined centres across Trafford.

Key retail issues

4.46. The key retail issues identified are:

- Managing the impact of the neighbouring Trafford Centre to Urmston Town Centre.
- Promote Urmston town centre as a key destination in the borough, with appropriate uses.
- Promote other local centres in the West locality, including Partington Local Centre.

5. Analysis - Environmental

Climate Change

Relevant PfE policies: JP-S2: Carbon and Energy, JP-S3: Heat and Energy Networks

- 5.1 Policy JP-S2 is not specific to the West locality. However, sets out important principles and measures in relation to climate change in the West locality. The policy refers to increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats. This includes areas of peat within the New Carrington locality.
- 5.2 Policy JP-S3 sets out a series of Heat and Energy Network Opportunity Areas which is relevant to the West locality, as the New Carrington Allocation is identified as a Heat and Energy Network Opportunity Area. In addition, parts of Davyhulme are identified as a Heat and Energy Network Opportunity Area.

Key climate change issues

- 5.3 The key climate change issues identified are:

- New Carrington Heat and Energy Network Opportunity Area.
- Restoration of peat based habitats for carbon sequestration.

Landscape/Green Spaces/Ecological Features/Green and Blue Infrastructure/Green Belt

Relevant PfE policies: JP-Strat13: Strategic Green Infrastructure, JP-G1: Landscape Character, JP-G2 Green Infrastructure Network, JP-G3: River Valleys and Waterways, JP-G4: Lowland Wetlands and Mosslands; JP-G7: Trees and Woodland, JP-G8: A Net Enhancement of Biodiversity and Geodiversity, and JP-G9: The Green Belt.

- 5.4 Policy JP-G1 sets out a series of Landscape Character Types which is relevant to the West locality. Development within a Landscape Character Type, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location.
- 5.5 This includes mossland and lowland farmland and broad urban fringe valley, covering the Carrington Moss area and Mersey Valley respectively.

- 5.6 In line with Policy JP-Strat13 the West locality contains some important strategic green infrastructure assets.
- 5.7 Policy JP-G2 sets out a series of Green Infrastructure Opportunity Areas which is relevant to the West locality. This includes Carrington and Mersey Valley.
- 5.8 Policy JP-G3 sets out river valleys and waterways will be protected and improved as central components of our Green Infrastructure Network which is relevant to the West locality. A significant river covering the locality is the River Mersey.
- 5.9 Policy JP-G4 sets out how Mosslands and Lowland Farmland Landscape Character Type will be protected, enhanced and restored which is relevant to the West locality. A significant area is identified between Carrington and Sale West.
- 5.10 Includes New Carrington and the Mersey Valley, which are identified as a Green Infrastructure Opportunity Areas. There are large areas forming part of the wider Green Infrastructure network.
- 5.11 Policy JP-G8 sets out how through local planning and associated activities a net enhancement of biodiversity resources will be sought which is relevant to the West locality. The West locality is covered by the Great Manchester Nature Improvement Area, in addition Sites of Biological Importance.
- 5.12 The Great Manchester NIA is a significant protected landscape and covers a large proportion of the locality. There are a number of SBI's within the locality. Ancient woodland near Partington Waste Water Treatment Works.
- 5.13 Policy JP-G9 is defined and serves the five purposes set out in national policy which is relevant to the West locality. The West locality is covered by a significant swath of Green Belt around the Mersey Valley, and land between New Carrington and Sale West.
- 5.14 Parts of Bucklow-St Martins, Flixton and Urmston have areas of Green Belt. Within the New Carrington Allocation, a significant area of Green Belt will remain through the middle of the site which will prevent the merging of Carrington/Partington and Sale West. This green wedge will also provide an attractive setting for the development and will be an important green resource. It will include features which characterise the landscape such as the existing woodlands, hedgerows and rides.

The wedge will be protected as a green infrastructure corridor, connecting Sinderland Brook to the Mersey Valley in the north.

5.15 In addition, areas of agricultural land are identified as Grade 2 (mainly land between Carrington and Sale West) and Grade 3a (mainly along the Mersey Valley).

5.16 Key issues identified are:

- To ensure that the landscape character of the around New Carrington and the Mersey Valley, through new developments are managed sensitively.
- Green Infrastructure Opportunity Areas – New Carrington and the Mersey Valley.
- Ensure that environmental assets are protected.
- The Great Manchester NIA is protected and promoted.
- Continue to protect SBIs from inappropriate development.
- Continue to protect and enhance the Green Belt within the West locality.
- Continue to protect the most fertile agricultural land.

Recreation / Open Space

Relevant PfE policies: JP-G6: Urban Green Space and JP-P7: Sport and Recreation

5.17 The above policies,, while are not specific to the West locality, set out important principles and measures in relation to recreation / open space.

5.18 Key public open spaces located in the West locality include:

- **Bucklow-St Martins:** Cross Lane Park, Partington; Dainwell Park, Carrington; and Oak Road, Partington; Banky Meadow, Urmston.
- **Davyhulme:** Davyhulme Millenium Nature Reserve, Davyhulme; Broadway Park, Davyhulme and Lees Road, Davyhulme.
- **Flixton:** Former Willam Wroe Golf Course, Flixton; Flixton Park, Flixton (Green Flag); and Abbotsfield Park, Flixton.
- **Urmston:** Davyhulme Park, Urmston (Green Flag); Golden Hill Park, Urmston; and Urmston Meadows, Urmston.

Open Space Assessment 2024

5.19 Quantity Assessment:

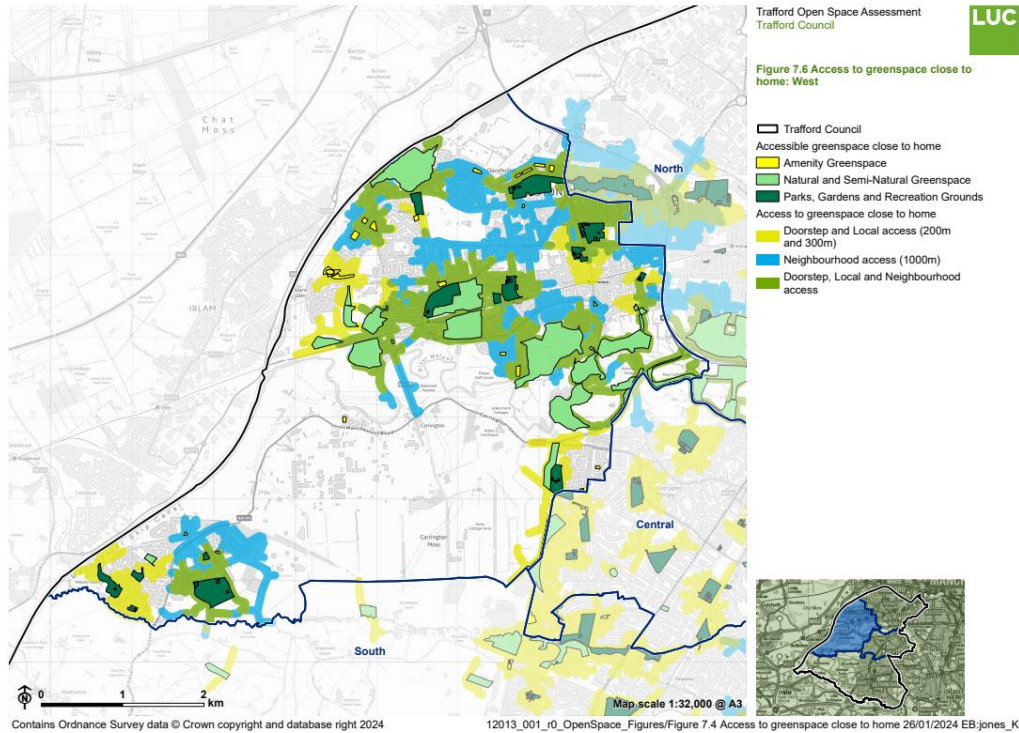
- The West locality has the highest overall provision of open space, including Outdoor Sports Provision, at 8.30ha per 1,000 of the population. The breakdown according to typology is shown in Table 6.8. The high total provision is largely down to the high number of Natural and Semi-Natural greenspaces, which exceed the standard by over 2.5ha per 1,000 of the population. This typology of open space is primarily located along the Mersey valley, with quantity of this typology in the southern half of the West locality more restricted.
- Provision for Children and Teenagers is the only typology which does not meet the standard. By 2039, it is anticipated that allotments will also fall below the standard.

Table 6.8: Quantity of open space in West locality compared to the set standard now and in 2039

Typology	Standard	Current Provision	Difference from Standard	2039 Provision	Difference from Standard
Parks, Gardens and Recreation grounds	>1.00	1.97	+0.97	1.76	+0.06
Natural and Semi-Natural Greenspace	>1.00	3.55	+2.55	3.16	+0.44
All Accessible Greenspace	3.00	5.73	+2.73	5.11	+2.11
Provision for Children and Teenagers	0.25	0.20	-0.05	0.18	-0.07
Allotments	0.25	0.26	+0.01	0.23	-0.02
Cemeteries and Churchyards	N/A	0.26	N/A	0.23	N/A

5.20 Accessibility Assessment:

- Figure 7.6 shows that access to greenspace close to home is generally good in the West locality, particularly for the 10-minute (neighbourhood) standard. Compared to the other localities, there are more areas within both the 5 and 10-minute standards within the West locality.
- Despite this, there are still notable areas with no access to greenspace close to home. This includes around Urmston station, in Woods End and along the north-western edge of Partington.



- 5.21 The Playing Pitch Strategy is currently being updated for the borough as an evidence base, this will identify current and future demand and key assets for protection in relation to outdoor sports / pitches for a variety of sports. This will provide a useful evidence base at a borough and locality level. However, as a starting point, outdoor sports / pitches will be protected from development. Will new major developments, were necessary, requiring contributions towards new outdoor sports / pitches.
- 5.22 There are two leisure centres in the West locality. Partington Sports Village (currently being re-developed) and Move Urmston.

Key recreation / open space issues

- 5.23 The key recreation / open space issues identified are:
- Continue to protect open spaces, including outdoor sports pitches.
 - Increase the provision of new open spaces through new development, including children’s play spaces.
 - Protect allotment sites.

Air Quality/ Pollution

Relevant PfE policies: JP-S5: Clean Air

- 5.24 The above policy is not specific to the West locality. However, sets out important principles and measures in relation to air quality, pollution in the West locality.

5.25 Parts of the West locality are covered by the Air Quality Management Area (AQMA). All wards have some AQMA. There are some hot spots in the West locality including Carrington Lane Spur, Carrington Lane / Flixton Road Spur, Junction 10 M60, Barton Road, Davyhulme Circle.

Key air quality / pollution issues

5.26 The key air quality / pollution issues identified are:

- Manage air pollution with the West locality, including hot spot areas.

Contamination / Ground Conditions

Relevant PfE policies: JP-S1: Sustainable Development

5.27 The above policy is not specific to the West locality. However, sets out important principles and measures in relation to contamination / ground conditions in the West locality.

5.28 There are a number of COMAH sites in the Bucklow-St Martins ward covering the Carrington area, these include National Grid Gas PLC, Air Products (BR) Ltd and Basell Polyolefins UK Limited.

5.29 Historically, the area around Carrington is identified on the Composite Local Plan Policies Map as a Special Health and Safety Development Control Sub-Areas (UDP – D5).

5.30 Given the previous land uses operating within the Carrington area, there is risk of land contamination. This is an area that the council are looking to explore. This includes the emerging issue around the presence of PFAS.

Key contamination / ground conditions issues

5.31 The key contamination / ground conditions issues identified are:

- Manage the contamination issues around the New Carrington area.

Flooding and Drainage

Relevant PfE policies: JP-S4: Flood Risk and the Water Environment

5.32 The above policy is not specific to the West locality. However, set out important principles and measures in relation to flood and drainage in the West locality.

5.33 The main water courses in the West locality include:

- River Mersey

- Manchester Ship Canal
- Red Brook
- Sinderland Brook
- Bent Lanes Brook

5.34 In terms of fluvial flooding, there are areas within the West locality, covering the Bucklow-St Matins, Davyhulme, Flixton and Urmston wards that are covered in areas designated as Flood Zone 3 (most likely risk of flooding). This is mostly concentrated around the Manchester Ship Canal and the Mersey Valley, away from development areas.

5.35 Based on Surface Water mapping data, from the EA, there are surface water hotspots around Carrington, Davyhulme and Urmton, at risk from surface water flooding.

Key flood and drainage issues

5.36 The key flood and drainage issues identified are:

- Manage flood risk with new development within the locality, particularly around the key water courses and areas susceptible to surface water flooding.

6. Social infrastructure

Education

Relevant PfE policies: JP-P5: Education, Skills and Knowledge

6.1 The above policy is not specific to the West locality. However, sets important principles and measures in relation to education in the West locality.

6.2 There are a number of schools within the West locality and include:

- Bucklow-St Martins:
 - Primary – All Saints’ Catholic Primary School – 209 capacity, Partington Central Academy – capacity 390, Our Lady of Lourdes Catholic School – capacity 210, Forest Gate Academy – capacity 210
 - Secondary – Broadoak School – 792 capacity
 - Special schools – Changing Lives– 40 capacity, Fairfield House – 12 capacity,
- Davyhulme:
 - Primary – Acre Hall Primary School – 343 capacity, Woodhouse Primary School – 210 capacity, St Mary’s CofE Primary School – 210 capacity, Our Lady of the Rosary RC Primary School – 210 capacity
- Flixton:
 - Primary school – Flixton Primary School – 428 capacity, St Michael’s CofE (Aided)Primary School – 218 capacity, St Monica’s RC Primary School
 - Secondary – Flixton Girls School – 900 capacity
 - Independent – Abbotsford Preparatory School – 196 capacity
- Urmston:
 - Primary – Davyhulme Primary School – 542 capacity, Urmston Primary School – 516 capacity, English Martyrs’ RC Primary School – 230 capacity
 - Secondary – Urmston Grammar Academy – 1,097 capacity

6.3 Work through the Local Plan process will identify the shortages in the locality. The New Carrington development in particular will address these issues at a masterplan level.

Key education issues

6.4 The key education issues identified are:

- Understanding the capacity of education within the West locality, ensuring new developments such as New Carrington are able to provide enough education provision.

Healthcare

Relevant PfE policies: JP-P6: Health

6.5 The above policy is not specific to the West locality. However, sets out important principles and measures in relation to health in the West locality.

6.6 The Trafford Joint Strategic Needs Assessment (JSNA), updated 2023, sets out the following summary regarding the West Locality:

6.7 The West neighbourhood is an area where worse health outcomes are mostly concentrated within the ward of Bucklow-St Martins. There is a clear link between worse health outcomes and higher levels of deprivation, as the ward of Urmston also shows worse outcomes, whilst being an area with pockets of high deprivation levels (within the context of the neighbourhood).

- Child excess weight data shows that the prevalence of overweight and obesity is higher in the West neighbourhood when compared to the Trafford average; mostly driven by high prevalence in Bucklow-St Martins.
- National and local 21/22 data suggest increasing trends in child excess weight.
- For the ward of Bucklow-St Martins, under 25 emergency hospital admissions are much higher than the Trafford average.
- There is a large gap in male and female life expectancy for the wards of Urmston and Bucklow-St Martins.
- Compared to England, lung cancer incidence is statically higher for each of the wards.

- For the ward of Bucklow-St Martins, lung cancer incidence is markedly higher than the Trafford average.
- For the wards of Bucklow-St Martins & Urmston, all age and premature mortality from cause-specific conditions is noticeably higher than the Trafford average.

Health infrastructure

6.8 The following health infrastructure exists within the West Locality:

- Bucklow-St Martins:
 - 1x dentist
 - 3x GP's (Bodmin Road Health Centre – 8,950 patients, Partington Central Surgery – 3,688 patients, Partington Family Practice – 5,781 patients)
- Davyhulme:
 - 2x GP's (Davyhulme Medical Centre – 11,249 patients, Urmston Group Practice – 13,303 patients)
 - Trafford General Hospital
- Flixton:
 - 1x dentist
- Urmston:
 - 5x dentists
 - 2x GPs (Primrose Surgery – 7,323 patients, Flixton Road Medical Centre – 11,604 patients)

Key healthcare issues

6.9 The key healthcare issues identified are:

- Ensure that health infrastructure is appropriate within the West locality.
- Addressing the health issues with the West locality.

Community Facilities

Relevant PfE policies: JP-P3: Cultural Facilities

6.10 The above policy is not specific to the West locality. However, sets out important principles and measures in relation to community facilities in the West locality.

- 6.11 Key community facilities in the West locality include:
- Bucklow-St Martins:
 - The Hope Centre, 49 Wood Lane, Partington, Manchester
 - Partington Library and Wellbeing Centre
 - Partington Children's Centre
 - Churches
 - Partington Sports Village (leisure centre)
 - Davyhulme:
 - Woodsend Library
 - 2x churches
 - Flixton:
 - 3x churches
 - Move Urmton (Leisure Centre)
 - Urmston:
 - Age UK Trafford, The Sharples Building, 1-3 Church Road, Urmston
 - Urmston Library
 - 9x churches

Key community facilities issues

- 6.12 Key community facilities issues identified are:
- Continue to protect community facilities and promote new facilities where appropriate.

Culture and Tourism

Relevant PfE policies: JP-P3: Cultural Facilities

- 6.13 The above policy is not specific to the West locality. However, sets out important principles and measures in relation to the culture and tourism in the West locality.

- 6.14 The key areas of culture and tourism in the West Locality are:

- Urmston Town Centre
- Mersey Valley
- Manchester Ship Canal
- Trans Pennine Way

- Parks and gardens
- Flixton House
- Trafford General Hospital
- Davyhulme Waste Water Treatment Works
- The FUSE

Key culture and tourism issues

6.15 Key culture and tourism issues identified are:

- The key areas of culture and tourism that will be promoted and enhance in the West locality.

7. Opportunities for change through the Local Plan

7.1 Based on the analysis of issues within the West locality. The policies in the Local Plan that could be specific to the West locality include:

Physical

Strategic Locations / Areas for Change:

- The New Carrington development is developed out in a sustainable way.
- Impact of other strategic locations on the West locality, including Trafford Centre Rectangle (Davyhulme)
- Promoting Urmston Town Centre as an important centre for growth, promoting a variety of uses.

Transport:

- Improve the public transport accessibility of the particularly the Bucklow-St Martins ward, covering New Carrington and Partington.
- Improve the rail access and frequency in the West locality. Potential for this to be brought in.
- No Metrolink in the locality.
- Improve road access, particularly with issues around the A6144.
- Improve the availability of EV charging facilities.
- Improve active travel routes.

Flood and Drainage:

- Manage flood risk with new development within the locality, particularly around the key water courses and areas susceptible to surface water flooding.

Housing:

- The significant residential development proposed in the Bucklow-St Martins ward, this is linked to the New Carrington allocation and wider area.
- Promote residential development within other wards of the West locality: Davyhulme, Flixton and Urmston.

Employment:

- The employment area focused around New Carrington, making sure that the industry and warehousing uses are sustainability managed.
- Improving the office supply in the West locality, around centres such as Urmston town centre.
- Protect the existing supply of employment land.

Heritage / Archaeological features:

- To manage change in Flixton Conservation Area in a way that will conserve and enhance it.
- Identify, preserve and enhance the heritage assets, including listed buildings e.g. Flixton House.

Retail:

- Managing the impact of the neighbouring Trafford Centre to Urmston Town Centre.
- Promote Urmston town centre as a key destination in the borough, with appropriate uses.
- Promote other local centres in the West locality, including Partington Local Centre.

Contamination / ground conditions:

- Manage the contamination issues around the New Carrington area.

Environmental

Climate change:

- New Carrington Heat and Energy Network Opportunity Area.
- Restoration of peat based habitats for carbon sequestration.

Landscape/ Green spaces:

- To ensure that the landscape character of the around New Carrington and the Mersey Valley, through new developments are managed sensitively.

Ecological features / Green Infrastructure / Blue infrastructure:

- Green Infrastructure Opportunity Areas – New Carrington and the Mersey Valley.

- Ensure that environmental assets are protected.

Protected environments:

- The Great Manchester NIA is protected and promoted.
- Continue to protect SBIs from inappropriate development.

Green Belt:

- Continue to protect and enhance the Green Belt within the West locality.
- Continue to protect the most fertile agricultural land.

Recreation / Open Space:

- Continue to protect open spaces, including outdoor sports pitches.
- Increase the provision of new open spaces through new development, including children's play spaces.
- Protect allotment sites.

Air Quality / Pollution:

- Manage air pollution with the West locality, including hot spot areas.

Social

Education:

- Understanding the capacity of education within the West locality, ensuring new developments such as New Carrington are able to provide enough education provision.

Health:

- Ensure that health infrastructure is appropriate within the West locality.
- Addressing the health issues with the West locality.

Community Facilities:

- Continue to protect community facilities and promote new facilities where appropriate.

Culture and Tourism:

- The key areas of culture and tourism that will be promoted and enhance in the West locality.