

# Trafford Council

## Appendix C: Site assessments

### Integrated Assessment of the Trafford Draft Local Plan: Draft Report

December 2020

<b>HOUSING SITE ASSESSMENTS</b> .....	<b>1</b>
Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9.....	1
Site 1503: STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 ODU .....	11
Site 1510: LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON.....	20
Site 1530: FORMER MOSEDALES BRICKWORK S4, ENDS LANE.....	29
Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE.....	38
Site 1564: LAND AT STOKOE AVENUE.....	46
Site 1566: LAND AT THE GORSE .....	54
Site 1585: OAKFIELD ROAD/BALMORAL ROAD .....	62
Site 1586: MAYORS ROAD/MANOR ROAD .....	70
Site 1601-00: CIVIC QUARTER AAP.....	78
Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW	87
Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD .....	96
Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD .....	105
Site 1609-00: WHARFSIDE, TRAFFORD PARK .....	114
Site 1619: LAND AJD FLIXTON STATION, FLIXTON ROAD, M41 6.....	122
Site 1623: 289 HALE ROAD, HALEBARNES .....	130
Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME.....	138
Site 1732: LAND AT AVONDALE ROAD .....	146
Site 1823-05: LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH..	154
Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL .....	162
Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD.....	171
Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW.....	179
Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN .....	188
Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD .....	196
Site 1978: STRETFORD MALL, CHESTER ROAD .....	204
Site 1980: ESSOLDO CINEMA, EDGE LANE .....	212
Site 1981: LAND AT NEWTON ST/LACY ST .....	220
Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ .....	228
Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE .....	237

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE.....	245
Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD.....	254
Site 2084: MANSION HOUSE, MANCHESTER ROAD .....	262
Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ.	270
Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE .....	279
Site 2096: LAND AT OAK ROAD, PARTINGTON .....	287
Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD .....	295
Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY .....	303
Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ.....	312
Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTE]R ROAD, M16 9HF.....	321
Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ.....	330
Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ.....	339
Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR.....	348
Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE .....	357
Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW .....	366
Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD .....	376
Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ.....	384
Site 2666-00: STRETFORD APP.....	392

<b>EMPLOYMENT SITE ASSESSMENTS .....</b>	<b>399</b>
Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. ....	399
Site H/64695: FORMER TRAFFORD PRESS .....	408
Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD .....	417
Site 42002: Davenport Green, Altrincham.....	426

Site MULTIPLE: WHARFSIDE .....	426
Site Area: Total =73.62Ha, Developable = 36960sqm .....	426
Site 84394/FUL/14: UNIT 6 WATERSIDE, TRAFFORD PARK, M17 1WD	426
Site 70125: Victoria Warehouse Site B .....	426
Site 90005-00: Trafford Wharfside area .....	426
Site 90006: Cornbrook Station, Old Trafford .....	434
Site 90007: Civic Quarter Area Action Plan.....	441
Sites MULTIPLE : TRAFFORD PARK .....	450
Site 80358/O/2013: LAND TO REAR OF UNITS H2 & H3, WESTBROOK ROAD, TRAFFORD PARK .....	450
Site 85825/FUL/15: FORMER TRAFFORD BAKERY, ASHBURTON ROAD WEST, TRAFFORD PARK.....	450
Site 77782/FULL/2011: SCA HYGIENE PRODUCTS, TRAFFORD PARK ROAD .....	450
Site 82431/FULL/2014: PROCTER AND GAMBLE LTD, TRAFFORD PARK ROAD, TRAFFORD PARK, MANCHESTER, M17 1NX .....	450
Site 80040: Former Jewson builders yard, First Ave, Stretford, Manchester M17 1JZ.....	450
Site 80024: Land at Tenax Circle .....	450
Site 80042: 10 Tenax Road, Manchester, M17 1JT .....	450
Site 72115: Land at Nash Road / Ashburton Road West.....	450
Site 72119: Land at Nash Road .....	450
Site 72114: Land south of Nash Road .....	450
Site 80022: Land at Village Way / Third Avenue .....	450
Site 72120: Bridgewater Centre, Robson Avenue .....	450
Site 72122: Land north of Phoenix Way .....	450
Site 72121: Land south of Taylor Road .....	450
Site 10021: Bridge Works site, Bridgewater Embankment .....	458
Site 12015: Land at Dairyhouse Lane.....	466
Site 90004: Land east of Common Lane (CE5) .....	474
Site 90003: Land west of Isherwood Road (CE2B) .....	474
Site 90001: Voltage Park (CE2C).....	474
Site 83741/FULL/2014: VOLTAGE PARK, COMMON LANE, PARTINGTON, M31 4BR.....	474

Site 90002: Former Shell Chemical Works (CE2A).....	474
Sites forming part of New Carrington Strategic Allocation within the Greater Manchester Strategic Framework .....	474

### HOUSING SITE ASSESSMENTS

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.43Ha, Developable = 0.43Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.	There will be a net total of 116 apartments located on a brownfield site	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>470m</b> Stretford TC: <b>3315m</b> Altrincham: <b>9759m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>107m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
					Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.		As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
					A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.		
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.</p> <p>A mixed community will also improve the deprivation level from the 2<sup>nd</sup> decile.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Limelight Health and Well-being Hub, 613m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1396m</b>	+	+	++	<p>This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.</p>	<p>Ensure appropriate facilities to support walking and cycling are provided as part of the development.</p>
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>107m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – analysis of site surroundings.					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>470m</b> Stretford TC: <b>3315m</b> Altrincham: <b>9759m</b>	-	-	-	<p>New housing developments in this existing industrial location would not protect or enhance the vitality and viability of existing employment areas. The location is well connected to public transport but the development would reduce opportunities to</p>	<p>No mitigation or enhancement identified.</p>
Support appropriate retail, leisure, cultural and/or						

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

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Walking and cycle routes?	Cycle route: <b>1292m</b>					
Allow for improved travel connectivity?	n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?						
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?						
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a					
<b>Objective</b>	<b>6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs</b>					
Allow for access to primary and secondary schools?	Nearest Primary School: <b>Old Trafford Community Academy, 211m</b> Nearest Secondary School (nearest boys and girls if required): <b>Stretford High School, Mixed, 1837m</b>	N	N	N	The site is within the vicinity of a limited range of services and facilities. The scale of the site is such that in itself, it is not expected to impact the capacity of infrastructure.	No mitigation or enhancement identified.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?	Pharmacy: <b>Limelight Pharmacy, 613m</b> Dentist: 151 Dental Ltd, <b>843m</b>					
Be within the vicinity of, or deliver appropriate community social	Nearest open space: <b>107m</b>					

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: <b>1292m</b> Bridleway: <b>5763m</b>					
<b>Objective</b>	<b>7. Conserve and enhance landscape, townscape, and the character of the Borough</b>					
Have scope to develop or improve the green infrastructure network?	Area of linear open space: <b>0Ha</b> Distance to linear open space: <b>173m</b> Site of nature conservation importance: <b>1883Ha</b> Distance to site of biological importance: <b>1090m</b>	+	+	+	Potential to improve the character and appearance of the local area through the development of the site. There is also an opportunity for the reuse of the heritage asset which is part of the site and forms part of the local character of the area.	No mitigation required as long as development considers the surrounding context and heritage assets on the site.
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: <b>2861m</b>					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: <b>Yes, Empress</b> Distance to a conservation area: <b>0m</b>					
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: <b>0Ha</b>					
<b>Objective</b>	<b>8. Conserve and enhance the historic environment</b>					
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: <b>Yes, Empress</b> Distance to a conservation area: <b>0m</b> Distance to listed building: <b>29m</b>	+	+	+	The adjoining Essence Factory is listed at grade II.  Located within the Empress conservation area. The conservation area has been on	Any development at this site must be subject to a full Heritage Assessment that assesses the significance of the affected heritage assets and their setting and their potential for harm or enhancement.

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
	Scheduled Monument: <b>12918m</b>				<p>Historic England’s Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state.</p> <p>The Trafford Press Building dates from the early 20th century. It features a distinctive shaped gable over the main entrance, and a contrasting red brick and orange terracotta façade.</p> <p>The adjacent Veno building is slightly later in date and in white render.</p> <p>Both the Trafford Press and Veno buildings are discussed positively within the Character Appraisal and are of sufficient architectural interest to be consider non-designated heritage assets. Both buildings are in a poor state but have been subject to some regeneration/conversion work that has stalled.</p> <p>As buildings that make a positive contribution to the conservation area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, there is a presumption in favour of retaining these buildings as part of any residential development.</p> <p>It is likely that the conversion of the building to residential would be a viable use consistent with its conservation. The</p>	<p>Potential mitigation/enhancement could be ensuring that the height of any new build did not dominate the existing buildings and use of high quality natural materials.</p>

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
					removal of the buildings' vacancy and poor condition is positive. The remainder of the site is derelict land that is harmful to the character and appearance of the conservation area and the setting of the adjacent significant buildings. Its redevelopment is likely to be positive with regards to this IA Objective.	
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.02ha, of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>2897m</b> Gravel search area: <b>4486m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA				there is limited risk to the quality of the watercourses.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1883ha</b> Distance to Site Biological Importance: <b>1090m</b> Distance to Site Special Scientific Interest: <b>Rochdale Canal, 8055m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>2897m</b>					
Be within or impact on a mineral area of search?	Gravel search area: <b>4486m</b>					
<b>Objective</b>	<b>14. Reduce per capita greenhouse gas emissions</b>					

Site 1455: TRAFFORD PRESS SITE, CHESTER ROAD, M16 9 Site Area: Total = 0.43Ha, Developable = 0.43Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become more available. However, the provision of new dwellings would be expected to increase carbon emissions during construction, occupation and movement of residents. The negative effect would be national in its scale and long lasting.	Apply other plan policy to ensure that harm is avoided/mitigated.
Support a reduction in energy use and increased energy efficiency?	n/a					
Help to minimise emissions of greenhouse gases?	n/a					
Promote low and zero carbon technologies and renewable sources?	n/a					
<b>Objective</b>	<b>15. Reduce the consequence of flooding</b>					
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: <b>0.00ha (0.00%)</b> Within Flood zone 3: <b>0.00ha (0.00%)</b> Surface Water:	-	-	-	Whilst the site is not at risk from fluvial flooding, just over 20% of the site is at risk from surface water flooding during a 1 in a 1000-year and 1 in 100-year event. Without mitigation or avoidance development could increase the risk of flooding.	An effective site-specific drainage solution could mitigate the effects.
Allow for adequate measures to manage existing flood risk?	1 in 1,000: <b>0.09Ha (20.72%)</b>					
Increase flood risk in this location or elsewhere?	1 in 100: <b>0.09Ha (20.72%)</b> 1 in 30: <b>0.00Ha (0.00%)</b>					
Be appropriately future proofed to accommodate future levels of flood risk including from climate change?						
<b>Objective</b>	<b>16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change</b>					
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	A housing allocation alone does not deal with specific design considerations. The effect of this allocation, and development in general, is neutral.	Mitigation and enhancement will come through specific site design.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE Site Area: Total = 0.41Ha, Developable = 0.41Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This brownfield site will supply a net addition of 22 homes. It is surrounded by industrial property and a railway line. Urmston town centre and local amenities, including fitness gym, train station, bowling green and churches, there is a lot of scope and attraction for a wide range of people</p> <p>A mixed community will improve the deprivation level from the 3rd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>370m</b>						
Town, District and Local Centres, and	Local centre: <b>1033m</b> Urmston TC: <b>141m</b> Altrincham: <b>6437m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>38m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. There are a range of facilities available for</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>	

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

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

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

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

Site 1552: HIGHER ROAD DEPOT AND ADJOINING SITE		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.41Ha, Developable = 0.41Ha							
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	N	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. The sites location near an existing bus stop and railway station will aid this.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>558m</b> Gravel search area: <b>1238m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a				The site is not within a critical drainage area and is some distance to the closest waterway, the Old Eea Brook.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide 20 houses and 23 apartments to the area and developed on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 5<sup>th</sup> decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>3m</b>						
Town, District and Local Centres, and	Local centre: <b>2092m</b> Hale DC: <b>788m</b> Altrincham: <b>25m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>111m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>

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

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

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

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

Site 1585: OAKFIELD ROAD/BALMORAL ROAD Site Area: Total = 2.09Ha, Developable = 0.85Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>		-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>		+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>588m</b> Gravel search area: <b>5178m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a		N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						

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

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

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will allocate 7 houses and 10 apartments on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 5<sup>th</sup> decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>2240m</b> Hale DC: <b>692m</b> Altrincham: <b>5m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>74m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>

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

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

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

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

Site 1586: MAYORS ROAD/MANOR ROAD Site Area: Total = 2.09Ha, Developable = 0.35Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	N	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. Although this improvement would not be immediate, the proximity to the Metrolink will increase public transport use quicker.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>769m</b> Gravel search area: <b>5329m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						

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

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

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.  Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.  A mixed community will improve the deprivation level from the 7 <sup>th</sup> decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>7th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>0m</b> Stretford TC: <b>1546m</b> Altrincham: <b>8048m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1601-00: CIVIC QUARTER AAP Site Area: Total = 53.90Ha, Developable = 33.32Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>0th decile</b>				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 388m</b> Nearest hospital: <b>Stretford Memorial Hospital, 811m</b>	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. The size of the site offers opportunities for great improvements to routes.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>0m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>0m</b> Stretford TC: <b>1546m</b> Altrincham: <b>8048m</b>	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

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

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

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



Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site provides a net total of 35 apartments on a brownfield site to the area. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>New development on a brownfield site to an area at the 2<sup>nd</sup> most deprived decile will contribute to reducing disparity and deprivation. This will allow more people access to homes improving their quality of life and the external appearance of a well-cared for environment may encourage greater connections in the community.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are at mid-level according to the HM land registry and the area is at the 2<sup>nd</sup> lowest decile on the IMD living environment, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>681m</b> Stretford TC: <b>2062m</b> Altrincham: <b>8704m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>186m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a		N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford  As house prices are at mid-level according to the HM land registry and the area is at the 4 <sup>th</sup> lowest decile on the IMD ranking, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>4th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 848m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1247m</b>	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>186m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>681m</b> Stretford TC: <b>2062m</b> Altrincham: <b>8704m</b>	-	N	N	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?	Distance to a conservation area: <b>937m</b> Distance to listed building: <b>230m</b> Scheduled Monument: <b>11797m</b>				former White City greyhound track are within approximately 220m and 320 metres of the site respectively. Whilst some distance away from these designated heritage assets, development at the site has the potential to harm their significance depending on scale and design, and as part of a cumulatively large amount of development within the locale.	Assessment that fully explores the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.28ha, 27.91% of the site</b>	--	-	N	Around a third of the site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality particularly given the sites proximity to the city centre. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>1910m</b> Gravel search area: <b>3432m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any

Site 1601-03: CITY POINT, 701 CHESTER ROAD, STRETFORD, M32 0RW Site Area: Total = 0.15Ha, Developable = 0.15Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be near a suitable watercourse or water body in order to assist with drainage issues? Be affected by any known drainage constraints? Avoid risk to the quality of any watercourse or water body?	Check SFRA				there is limited risk to the quality of the watercourses.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
<b>Objective 12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites? Avoid fragmentation of habitats? Provide opportunities to enhance new and existing wildlife and geological sites? Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?	Area within Site Nature Conservation Importance: <b>949ha</b> Distance to Site Biological Importance: <b>580m</b> Distance to Site Special Scientific Interest: <b>Brookheys Covert, 8685m</b>	N	N	N	The area is not known for its biodiversity value, however, such a large area could provide much potential for improvements.	Ensure new development of area brings biodiversity gains.
<b>Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy? Help to minimise waste generation? Be within or impact on a mineral safeguarding area? Be within or impact on a mineral area of search?	n/a n/a Glacial minerals safeguarding area - distance: <b>1910m</b> Gravel search area: <b>3432m</b>	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
<b>Objective 14. Reduce per capita greenhouse gas emissions</b>						

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

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

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

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 2.52Ha, Developable = 2.52Ha						
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 3 <sup>rd</sup> decile.	within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 159m</b> Nearest hospital: <b>Stretford Memorial Hospital, 730m</b>	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. Meanwhile access to countryside would facilities recreational exercise.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>48m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>12m</b> Stretford TC: <b>2341m</b> Altrincham: <b>8811m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a	No mitigation or enhancement identified.

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

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

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

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

Site 1607: FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD Site Area: Total = 2.52Ha, Developable = 2.52Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
than are available to maintain a healthy environment?	Check SFRA				assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?						
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>918ha</b> Distance to Site Biological Importance: <b>804m</b> Distance to Site Special Scientific Interest: <b>Rochdale Canal, 8860m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>1942m</b>					

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

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

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

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  This area is at the 1 <sup>st</sup> decile on the IMD ranking. As one of the most deprived areas in Trafford, development is needed to improve the deprivation and disparity in the area. A new development scheme will approve the appearance of the area, encouraging greater integration within the community.	within the Local Plan will provide a policy base to achieve a mix across Trafford.  As the area house prices are at mid-level, affordable housing would benefit the lowest income families in the area.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 376m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2057m</b>	+	+	+	This town centre site is highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>154m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing	Local centre: <b>587m</b>	+	+	+	New housing developments facilitate economic growth and some job creation –	No mitigation or enhancement identified.

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

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

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

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

Site 1608: FORMER BOAT YARD, EDGE LANE, STRETFORD Site Area: Total = 0.21Ha, Developable = 0.21Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: <b>296m</b> Gravel search area: <b>1528m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>549ha</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: <b>0m</b>						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: <b>Brookheys Covert, 6793m</b>						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						

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

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

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>The development of 346 apartments by 2028 and an additional 200 apartments by 2033 will contribute a large number of dwellings to a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 3<sup>rd</sup> decile. New housing developments on a brownfield site may improve the appearance of the area and may encourage greater interaction of communities.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity in comparison to the 3<sup>rd</sup> decile in deprivation level.</p>	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>533m</b> Stretford TC: <b>1900m</b> Altrincham: <b>8555m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>405m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>	

Site 1609-00: WHARFSIDE, TRAFFORD PARK Site Area: Total = 73.62Ha, Developable = 16.04Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>6th decile</b>				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A large new development on a brownfield site will provide many people the opportunity to live at Trafford park. This provides greater equality, if the development is mixed.  A mixed community will also improve the deprivation level from the 6th decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 877m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1418m</b>	+	+	++	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities. The size of the site offers opportunities for great improvements to routes.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>405m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>533m</b> Stretford TC: <b>1900m</b> Altrincham: <b>8555m</b>	-	-	-	This large site combines several industrial plots and is located within a larger area of industrial development. Its development for residential would not support the existing employment area and would potentially detract new occupiers into the area	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 1623: 289 HALE ROAD, HALEBARNES		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.87Ha, Developable = 0.87Ha							
Objective	1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site proposes 31 new homes by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 9th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may encourage greater interaction of communities.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>9th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>18m</b>						
Town, District and Local Centres, and	Local centre: <b>244m</b> Hale DC: <b>1775m</b> Altrincham: <b>2302m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
Objective	2. Promote equality of opportunity and reduce levels of deprivation and disparity						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	This area is one of the least deprived areas in Trafford. Actions to reduce deprivation through a housing scheme may not be required. Disparity between communities, to	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

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

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

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

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

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

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

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

Site 1675: LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME Site Area: Total = 1.42Ha, Developable = 1.26Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.  This site will provide 30 houses and 33 apartments by 2028 on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.  A mixed community will improve the deprivation level from the 6th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may encourage greater interaction of communities.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>6th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>706m</b>						
Town, District and Local Centres, and	Local centre: <b>35m</b> Urmston TC: <b>795m</b> Altrincham: <b>7480m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

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

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

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

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

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

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

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

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>The site will add 10 additional house and 25 apartments by 2033 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>New development on a brownfield site to an area at the 2<sup>nd</sup> most deprived decile will contribute to reducing disparity and deprivation. This will allow more people access to homes improving their quality of life and the external appearance of a well-cared for environment may encourage greater connections in the community.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>176m</b>						
Town, District and Local Centres, and	Local centre: <b>429m</b> Stretford TC: <b>1647m</b> Altrincham: <b>8359m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>25m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the polices within the Local Plan will</p>	

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>4th decile</b>				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 4th decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 661m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1615m</b>	N	N	N	The site is located in a sustainable location with good access to national rail connections and adjacent to Trafford Park for employment opportunities. These should facilitate opportunities for regular walking and cycling. The overall proximity of the site to the national rail line may cause issues for the health and wellbeing of residents unless impacts arising from noise are appropriately mitigated.	Ensure appropriate facilities to support walking and cycling are provided as part of the development and suitable mitigation is provided for any noise impacts.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>25m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>429m</b> Stretford TC: <b>1647m</b> Altrincham: <b>8359m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

Site 1732: LAND AT AVONDALE ROAD Site Area: Total = 0.70Ha, Developable = 0.70Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>1702m</b> Gravel search area: <b>2925m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					

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

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

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

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

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

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

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

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

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

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

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area. Having a well-kept area can create more confidence in communities to connect and interact reducing disparity.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>612m</b>						
Town, District and Local Centres, and	Local centre: <b>400m</b> Stretford TC: <b>3657m</b> Altrincham: <b>9850m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>22m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Limelight Health and Well-being Hub, 198m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1439m</b>	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>22m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>400m</b> Stretford TC: <b>3657m</b> Altrincham: <b>9850m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

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

Site 1888: GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL Site Area: Total = 1.56Ha, Developable = 1.56Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
		Gravel search area: <b>4448m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>2143ha</b>	N	N	N	Whilst the site itself has very low biodiversity value there is a small area of mature trees to the north of the site that should be protected.	Development would give rise to opportunities for biodiversity enhancement in the area.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: <b>1793m</b>						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: <b>Rochdale Canal, 7617m</b>						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.	
Help to minimise waste generation?	n/a						

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

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

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

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

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

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

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

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
					house and to the west across Washway Road is a good quality 1920s commercial property. Both should be considered as non-designated heritage assets. Also on the west side of Washway Road is the grade II Tatton Cinema. The impact of development on these heritage assets is unknown.	significance of the site and its surroundings should be prepared to inform proposals.
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.21ha, 21.32% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>1234m</b> Gravel search area: <b>1368m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					

Site 1918: 1 to 19, WASHWAY ROAD, M33 7AD Site Area: Total = 0.33Ha, Developable = 0.33Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be affected by any known drainage constraints?						Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>950ha</b> Distance to Site Biological Importance: <b>330m</b> Distance to Site Special Scientific Interest: <b>Brookheys Covert, 4449m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>1234m</b>					
Be within or impact on a mineral area of search?	Gravel search area: <b>1368m</b>					
<b>Objective</b>	<b>14. Reduce per capita greenhouse gas emissions</b>					
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become	Apply other plan policy to ensure that harm is avoided/mitigated.

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

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide an additional 62 houses and 92 apartments by 2028 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 5<sup>th</sup> decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>893m</b>						
Town, District and Local Centres, and	Local centre: <b>507m</b> Stretford TC: <b>3820m</b> Altrincham: <b>9845m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 2.78Ha, Developable = 2.78Ha						
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area. A mixed community will also improve the deprivation level from the 1st decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Limelight Health and Well-being Hub, 398m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1503m</b>	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>0m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>507m</b> Stretford TC: <b>3820m</b> Altrincham: <b>9845m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
	Dentist: Brooks Bar Dental, <b>240m</b>					
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?	Nearest open space: <b>0m</b>					
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: <b>1897m</b> Bridleway: <b>6366m</b>					
<b>Objective 7. Conserve and enhance landscape, townscape, and the character of the Borough</b>						
Have scope to develop or improve the green infrastructure network?	Area of linear open space: <b>0Ha</b> Distance to linear open space: <b>1150m</b> Site of nature conservation importance: <b>2290Ha</b> Distance to site of biological importance: <b>2077m</b>	+	++	++	Vacant site within an existing residential area with potential to enhance the landscape, townscape, and the character of this part of the Borough.	No mitigation measures required.
Protect landscape character and improve the quality of open spaces and the public realm?	Distance to area of landscape protection: <b>3080m</b>					
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: <b>No</b> Distance to a conservation area: <b>824m</b>					
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: <b>0Ha</b>					
<b>Objective 8. Conserve and enhance the historic environment</b>						

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

Site 1934-2: LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW Site Area: Total = 2.78Ha, Developable = 2.78Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>2290ha</b> Distance to Site Biological Importance: <b>2077m</b> Distance to Site Special Scientific Interest: <b>Rochdale Canal, 7459m</b>	-	N	+	Whilst there is evidence of previous development the site is open and vegetated and likely to have some biodiversity value. Development could have a negative impact on this IA objective.	Whilst harm should be avoided, there is opportunity for a good level of biodiversity improvements with linkages to adjacent green spaces.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>3168m</b>					

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

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

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.  This site will allocate 7 houses and 10 apartments on a brownfield site. Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.  A mixed community will improve the deprivation level from the 5 <sup>th</sup> decile but may not be as significant compared to other areas with lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.  As house prices are mid to high according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>407m</b>						
Town, District and Local Centres, and	Local centre: <b>613m</b> Stretford TC: <b>110m</b> Altrincham: <b>6744m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>177m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will	

Site 1944: 19,25,27,33,35 EDGE LANE, STRETFORD, M32 8HN Site Area: Total = 0.03Ha, Developable = 0.03Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>				important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 447m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2209m</b>	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>177m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>613m</b> Stretford TC: <b>110m</b> Altrincham: <b>6744m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

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

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

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

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide 38 apartments by 2028 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 7th decile but may not be as significant to lower deciles. New development on a brownfield site to an area at the 7th most deprived decile will contribute to reducing disparity and deprivation but may not be as significant to lower deciles. This will allow more people access to homes improving their quality of life and the external appearance of a well-cared for environment may encourage greater connections in the community.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>7th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>0m</b>						
Town, District and Local Centres, and	Local centre: <b>127m</b> Stretford TC: <b>2436m</b> Altrincham: <b>8955m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+	Providing a range of housing for all members of the community will promote	An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 3 <sup>rd</sup> decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 389m</b> Nearest hospital: <b>Stretford Memorial Hospital, 932m</b>	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>0m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>127m</b> Stretford TC: <b>2436m</b> Altrincham: <b>8955m</b>	N	N	-	The site is close to a local centre and would protect and enhance the vitality and viability of the existing centre but there is little existing housing in the immediate vicinity and the site would not appear to be easily integrated within the existing community	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: <b>261m</b> Scheduled Monument: <b>12089m</b>				relationship between the site and these buildings, it is unlikely that development here would bring harm to their significance. Given the site's current vacancy and poor condition, development could serve to enhance their settings.	
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.15ha, 15.46% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>2090m</b> Gravel search area: <b>3800m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area and has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						

Site 1601-07: 39 TALBOT ROAD, OLD TRAFFORD Site Area: Total = 0.47Ha, Developable = 0.47Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be affected by any known drainage constraints?						Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1064ha</b>	N	N	N	Whilst the site is not near a designated wildlife site there is a small tree collection to the north east of the site and hedging/vegetation with some isolated trees around the perimeter. These features should be retained, where possible.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for biodiversity provision within the site.
Avoid fragmentation of habitats?	Distance to Site Biological Importance: <b>690m</b>					
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: <b>Rochdale Canal, 8927m</b>					
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>2090m</b>					
Be within or impact on a mineral area of search?	Gravel search area: <b>3800m</b>					
<b>Objective</b>	<b>14. Reduce per capita greenhouse gas emissions</b>					
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	There will be opportunity to use sustainable construction techniques and over time, more low carbon technologies will become	Apply other plan policy to ensure that harm is avoided/mitigated.

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

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide 30 apartments by 2028 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 2nd decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>49m</b>						
Town, District and Local Centres, and	Local centre: <b>534m</b> Stretford TC: <b>0m</b> Altrincham: <b>6449m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>62m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>	

Site 1978: STRETFORD MALL, CHESTER ROAD	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 3.73Ha, Developable = 3.73Ha						
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 5 <sup>th</sup> decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 436m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2372m</b>	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>62m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>534m</b> Stretford TC: <b>0m</b> Altrincham: <b>6449m</b>	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

Site 1978: STRETFORD MALL, CHESTER ROAD Site Area: Total = 3.73Ha, Developable = 3.73Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
						that the significance of the Church and Cross Base would be harmed though development at the site.	
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.11ha, 10.89% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>247m</b> Gravel search area: <b>1078m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

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

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

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide 3 houses by 2028 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 5th decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>354m</b>						
Town, District and Local Centres, and	Local centre: <b>547m</b> Stretford TC: <b>59m</b> Altrincham: <b>6735m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>110m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>

Site 1980: ESSOLDO CINEMA, EDGE LANE Site Area: Total = 0.59Ha, Developable = 0.59Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 379m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2163m</b>	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>110m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>547m</b> Stretford TC: <b>59m</b> Altrincham: <b>6735m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

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

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

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

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

Site 1981: LAND AT NEWTON ST/LACY ST Site Area: Total = 1.24Ha, Developable = 0.97Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 1st decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 466m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2230m</b>	+	+	+	This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>207m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>606m</b> Stretford TC: <b>28m</b> Altrincham: <b>6571m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

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

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

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

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

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

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

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a	+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.  This site will provide 70 apartments by 2028 on a brownfield site.  Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.  A mixed community will improve the deprivation level from the 3rd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.  As house prices are mid-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.	
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>56m</b>						
Town, District and Local Centres, and	Local centre: <b>589m</b> Sale TC: <b>0m</b> Altrincham: <b>3956m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>165m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+		An allocation itself does not specify type or mix of housing. However, NPPF and	

Site 1983: THE SQUARE, TOWN SQUARE, SALE, M33 7WZ Site Area: Total = 3.01Ha, Developable = 3.01Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 5 <sup>th</sup> decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>WASHWAY ROAD MEDICAL CENTRE, 281m</b> Nearest hospital: <b>Stretford Memorial Hospital, 4424m</b>	+	+	+	This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>165m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>589m</b> Sale TC: <b>0m</b> Altrincham: <b>3956m</b>	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or						

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

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

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

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

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

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

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

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

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

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

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

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

Site 1985: VICTORIA PARADE, URMSTON TOWN CENTRE Site Area: Total = 0.46Ha, Developable = 0.46Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: <b>247m</b> Scheduled Monument: <b>8795m</b>				development at the site would cause harm to its significance.	
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>403m</b> Gravel search area: <b>1169m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

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

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

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

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

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

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

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

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

Site 1986: LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE Site Area: Total = 0.47Ha, Developable = 0.47Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
are available to maintain a healthy environment?					assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1337ha</b>  Distance to Site Biological Importance: <b>633m</b>  Distance to Site Special Scientific Interest: <b>Brookheys Covert, 4754m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>445m</b>					

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

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

Site 2082: TRAFALGAR HOUSE, MANCHESTER ROAD Site Area: Total = 0.54Ha, Developable = 0.54Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>This site will provide 38 apartments by 2028 on a brownfield site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 3rd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p> <p>As house prices are mid to high-level according to the HM land registry, affordable housing may be needed to create an appropriate mix and reduce disparity.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>3rd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>50m</b>						
Town, District and Local Centres, and	Local centre: <b>1004m</b> Hale DC: <b>1953m</b> Altrincham: <b>682m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>0m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 5th decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>WASHWAY ROAD MEDICAL CENTRE, 661m</b> Nearest hospital: <b>Stretford Memorial Hospital, 4219m</b>	+	+	+	This site, close to Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>60m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>916m</b> Sale TC: <b>17m</b> Altrincham: <b>4358m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

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

Site 2085: CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ Site Area: Total = 0.23Ha, Developable = 0.23Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<p>Be near a suitable watercourse or water body in order to assist with drainage issues?</p> <p>Be affected by any known drainage constraints?</p> <p>Avoid risk to the quality of any watercourse or water body?</p>	Check SFRA				there is limited risk to the quality of the watercourses.	mitigation applied across the Local Plan area. Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
<b>Objective 12. Conserve and enhance biodiversity and promote nature conservation</b>						
<p>Avoid potential damage to designated wildlife sites and geological sites?</p> <p>Avoid fragmentation of habitats?</p> <p>Provide opportunities to enhance new and existing wildlife and geological sites?</p> <p>Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?</p>	<p>Area within Site Nature Conservation Importance: <b>653ha</b></p> <p>Distance to Site Biological Importance: <b>158m</b></p> <p>Distance to Site Special Scientific Interest: <b>Brookheys Covert, 4791m</b></p>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
<b>Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
<p>Promote movement up the waste hierarchy?</p> <p>Help to minimise waste generation?</p> <p>Be within or impact on a mineral safeguarding area?</p> <p>Be within or impact on a mineral area of search?</p>	<p>n/a</p> <p>n/a</p> <p>Glacial minerals safeguarding area - distance: <b>914m</b></p> <p>Gravel search area: <b>1258m</b></p>	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
<b>Objective 14. Reduce per capita greenhouse gas emissions</b>						

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

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

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	<p>An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.</p> <p>Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.</p> <p>A mixed community will improve the deprivation level from the 2nd decile but may not be as significant to lower deciles. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>576m</b>						
Town, District and Local Centres, and	Local centre: <b>1049m</b> Sale TC: <b>226m</b> Altrincham: <b>4604m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>25m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	N	+	+	<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A</p>	<p>An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will</p>	

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>8th decile</b>				range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 8th decile.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>WASHWAY ROAD MEDICAL CENTRE, 1000m</b> Nearest hospital: <b>Stretford Memorial Hospital, 3764m</b>	+	+	+	This site is located to the north of Sale town centre providing opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>25m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>1049m</b> Sale TC: <b>226m</b> Altrincham: <b>4604m</b>	N	N	+	The location alongside other industrial uses would potentially be negatively impacted with the site developed for residential but new housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						

Site 2086: BRITANNIA ROAD, INDUSTRIAL ESTATE Site Area: Total = 0.86Ha, Developable = 0.86Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Dane Road, 231m</b> Nearest bus stop: <b>188m</b> Nearest national rail station: <b>Humphrey Park, 2704m</b>					example, providing employees and a community to spend in local retail, services and facilities. It is on the long term impact of the site that it could support the objective for economic development.	
Support economic development in locations that are well-connected and well-served by infrastructure?							
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a						
Provide high quality, attractive employment sites?	n/a						
Contribute to growth in tourist facilities and jobs?							
Support education and training to provide a suitable labour force for future growth?							
Ensure and maintain a sufficient labour force (in terms of volume and skills)?							
<b>Objective</b>	<b>5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development</b>						
Be easily accessible and well served by: Public transport,	Nearest bus stop: <b>188m</b> Nearest metrolink: <b>Dane Road, 231m</b> Nearest National Rail station: <b>Humphrey Park, 2704m</b>	++	++	++	The site is easily accessible and well served by public transport. The existing transport network should be able to support the development and is within the vicinity of a range of facilities and services to meet residents' needs.	No mitigation or enhancement identified.	
Walking and cycle routes?	Cycle route: <b>16m</b>						
Allow for improved travel connectivity?	n/a						

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD Site Area: Total = 0.46Ha, Developable = 0.46Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 4th decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>4th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 621m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2588m</b>	N	N	N	The site is located in a sustainable location with good access to national rail connections and adjacent to Trafford Park for employment opportunities. These should facilitate opportunities for regular walking and cycling. The overall proximity of the site to the national rail line may cause issues for the health and wellbeing of residents unless impacts arising from noise are appropriately mitigated.	Ensure appropriate facilities to support walking and cycling are provided as part of the development and suitable mitigation is provided for any noise impacts.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>26m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>206m</b> Stretford TC: <b>906m</b> Altrincham: <b>7305m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

<b>Site 2121: LAND BETWEEN 182/182A PARK ROAD, STRETFORD, M32 8RD</b> Site Area: Total = 0.46Ha, Developable = 0.46Ha		<b>Spatial Data Analysis</b>	<b>Short impact</b>	<b>Medium impact</b>	<b>Long impact</b>	<b>Supporting comments – note criteria</b>	<b>Mitigation</b>
		Scheduled Monument: <b>10211m</b>					
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.15ha, 15.05% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>1086m</b> Gravel search area: <b>1728m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							

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

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

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

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

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

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

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

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

Site 2144: CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY Site Area: Total = 0.11Ha, Developable = 0.11Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1081ha</b>  Distance to Site Biological Importance: <b>508m</b>  Distance to Site Special Scientific Interest: <b>Dunham Park, 2365m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>776m</b>					

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

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

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

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

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

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

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

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

Site 2187: BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ Site Area: Total = 0.04Ha, Developable = 0.04Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>946m</b> Gravel search area: <b>4351m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>346ha</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated.

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

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

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

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.  A mixed community will also improve the deprivation level from the 2 <sup>nd</sup> decile.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>2nd decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Limelight Health and Well-being Hub, 598m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1179m</b>	+	+	+	This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>130m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>265m</b> Stretford TC: <b>3103m</b> Altrincham: <b>9531m</b>	N	N	N	The area is still predominantly an area of employment and the development of this site for residential would reduce the sites contribution towards supporting sustainable economic growth, but it would also deliver wider benefits. New housing developments	A mixed use of office accommodation and residential development would allow the site to enhance the vitality and viability of existing area whilst also supporting sustainable economic development
Support appropriate retail, leisure, cultural and/or						

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

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

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

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
appearance or special interest of heritage assets or their settings?	Distance to a conservation area: <b>10m</b> Distance to listed building: <b>251m</b> Scheduled Monument: <b>12691m</b>				vacant petrol station and currently has a negative impact upon the setting of the conservation area. The conservation area has been on Historic England's Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state.  Given the low quality of the site as existing, redevelopment offers the opportunity for enhancement of the conservation area's setting. This, however, is unclear at this stage.	form responded positively to the surrounding heritage assets is recommended. A comprehensive Heritage Assessment that explored the heritage significance of the site and its surroundings should be prepared to inform proposals.
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>2670m</b> Gravel search area: <b>4263m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than	n/a	N	N	N	The site is within a critical drainage area with no obvious location which could assist	Any level of development will impact on water resources, the impact will need to

Site 2234: PETROL STATION AND ADJ LAND AT 499 CHESTEJR ROAD, M16 9HF Site Area: Total = 0.24Ha, Developable = 0.24Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
are available to maintain a healthy environment?	Check SFRA				drainage. However, this does mean there is limited risk to the quality of the watercourses.	be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?						
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective 12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1657ha</b>  Distance to Site Biological Importance: <b>1060m</b>  Distance to Site Special Scientific Interest: <b>Rochdale Canal, 8273m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>2670m</b>					
Be within or impact on a mineral area of search?	Gravel search area: <b>4263m</b>					

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

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

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

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

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

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

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

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

Site 2252: LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM, WA14 4DZ Site Area: Total = 0.88Ha, Developable = 0.88Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective 12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>594ha</b> Distance to Site Biological Importance: <b>586m</b> Distance to Site Special Scientific Interest: <b>Dunham Park, 2375m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>763m</b>					

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

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

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

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

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

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

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

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

Site 2293: THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD, WA14 1DQ Site Area: Total = 0.20Ha, Developable = 0.20Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Conserve and protect geodiversity?		Glacial minerals - distance: <b>961m</b> Gravel search area: <b>5303m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>961ha</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: <b>692m</b>						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: <b>Dunham Park, 2157m</b>						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated	Local Plan policy covers provision of waste recycling facilities and should be	

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

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

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

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

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

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

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

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

Site 2369: TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR Site Area: Total = 1.08Ha, Developable = 1.08Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Conserve and protect geodiversity?		Glacial minerals - distance: <b>1209m</b> Gravel search area: <b>1237m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area and has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>879ha</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.	
Avoid fragmentation of habitats?	Distance to Site Biological Importance: <b>392m</b>						
Provide opportunities to enhance new and existing wildlife and geological sites?	Distance to Site Special Scientific Interest: <b>Brookheys Covert, 4413m</b>						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?							
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated	Local Plan policy covers provision of waste recycling facilities and should be	

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

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

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

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.</p> <p>A mixed community will also improve the deprivation level from the 4th decile.</p>	<p>the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>4th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>North Trafford Group Practice, 481m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1025m</b>	+	+	+	<p>This site is located within the urban core and highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.</p>	<p>Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.</p>
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>41m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>154m</b> Stretford TC: <b>2423m</b> Altrincham: <b>8981m</b>	N	N	-	<p>The development of the site for residential in an industrial location close to principle highway connections would reduce the economic potential of the site over the long term. There could be economic value of developing the site for residential to support</p>	<p>No mitigation or enhancement identified.</p>
Support appropriate retail, leisure, cultural and/or						

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

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

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

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

Site 1601-08: CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE Site Area: Total = 3.17Ha, Developable = 3.17Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is within a critical drainage area with no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>					
Avoid potential damage to designated wildlife sites and geological sites?	Area within Site Nature Conservation Importance: <b>1099ha</b>  Distance to Site Biological Importance: <b>452m</b> Distance to Site Special Scientific Interest: <b>Rochdale Canal, 8829m</b>	N	N	N	The site is some distance from a designated site and contains little evidence of biodiversity.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?						
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	-	-	-	New dwellings would be likely to have a negative effect on the waste generated within the Borough across the plan period. The effect would be long lasting and local in its nature.	Local Plan policy covers provision of waste recycling facilities and should be implemented alongside the delivery of new development.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?	Glacial minerals safeguarding area - distance: <b>2123m</b>					

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

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

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

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

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

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

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

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

Site 2389: ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW Site Area: Total = 2.09Ha, Developable = 2.09Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
		Distance to listed building: <b>81m</b> Scheduled Monument: <b>2972m</b>				principle of its redevelopment is therefore acceptable. Redevelopment could however have the potential to harm or enhance the setting of the heritage assets, depending on its scale, siting and appearance.	would positively respond to that significance.
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>503m</b> Gravel search area: <b>4898m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any	

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

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

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

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD Site Area: Total = 0.32Ha, Developable = 0.32Ha		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>						
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs?	n/a		+	+	+	An appropriate mix of housing developed will reduce deprivation, disparity and improve household ownership. Access to employment, Greenspace and the local centre are all less than 1 mile away, further highlighting the appropriateness for a mixed home site.  Whilst the potential allocation does not offer detail in terms of mix, any development will meet a need for housing. However, the exact impact on this objective is uncertain without further detail.  A mixed community will improve the deprivation level from the 5 <sup>th</sup> decile. New housing developments on a brownfield site may improve the appearance of the area and may reduce disparity as communities feel more comfortable in the surrounding space.	An allocation itself does not specify type or mix of housing. However, NPPF and the policies within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support a reduction in the disparity of housing quality across the Borough?	IMD Living Environment ranking (1 most deprived to 10 Least Deprived): <b>5th decile</b>						
Ensure housing land is well-connected or co-located where appropriate with: Employment land,	Distance to nearest employment site: <b>370m</b>						
Town, District and Local Centres, and	Local centre: <b>895m</b> Stretford TC: <b>118m</b> Altrincham: <b>6204m</b>						
Green space?	Distance to nearest designated area of Open space and recreation: <b>140m</b>						
Support improvements in the energy efficiency and resilience of the housing stock?	n/a						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?	n/a						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>						
Ensure differential negative impacts based on 'protected	n/a	N	+	+			An allocation itself does not specify type or mix of housing. However, NPPF and

Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.32Ha, Developable = 0.32Ha						
characteristics', as defined in the Equality Act 2010 are avoided?					<p>Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.</p> <p>A mixed community will also improve the deprivation level from the 8th decile.</p>	<p>the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.</p>
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>1st decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 821m</b> Nearest hospital: <b>Stretford Memorial Hospital, 2629m</b>	+	+	+	<p>This site, close to Stretford town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.</p>	<p>Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.</p>
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>140m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>895m</b> Stretford TC: <b>118m</b> Altrincham: <b>6204m</b>	+	+	+	<p>New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a</p>	<p>No mitigation or enhancement identified.</p>
Support appropriate retail, leisure, cultural and/or						

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

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

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

<b>Site 2581: LAND OFF BRUNSWICK STREET, STRETFORD</b> Site Area: Total = 0.32Ha, Developable = 0.32Ha		<b>Spatial Data Analysis</b>	<b>Short impact</b>	<b>Medium impact</b>	<b>Long impact</b>	<b>Supporting comments – note criteria</b>	<b>Mitigation</b>
		Scheduled Monument: <b>9251m</b>				that would be affected by development at this site.	
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.49ha, 48.80% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.	
Have the potential to have an adverse effect on air quality in the area?	n/a						
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?	Glacial minerals - distance: <b>235m</b> Gravel search area: <b>964m</b>						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							

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

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

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

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ Site Area: Total = 0.12Ha, Developable = 0.12Ha	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
characteristics', as defined in the Equality Act 2010 are avoided?					Providing a range of housing for all members of the community will promote equality, reduce disparity and deprivation. A range of housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	the polices within the Local Plan will provide a policy base to achieve a mix across Trafford.
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>7th decile</b>					
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>WASHWAY ROAD MEDICAL CENTRE, 1192m</b> Nearest hospital: <b>Stretford Memorial Hospital, 3715m</b>	+	+	+	This site, located less than 1km from Sale town centre provides opportunities for daily walking and cycling as part of a healthy lifestyle and is accessible to a range of open space and health facilities. The sites position on a key road link may generate noise issues affecting health and wellbeing for some residents.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>92m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>1446m</b> Sale TC: <b>582m</b> Altrincham: <b>4930m</b>	+	+	+	New housing developments facilitate economic growth and some job creation – particularly during construction phase. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a	No mitigation or enhancement identified.
Support appropriate retail, leisure, cultural and/or						

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

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

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

Site 2605-01: CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 0.12Ha, Developable = 0.12Ha						
appearance or special interest of heritage assets or their settings?	Distance to listed building: <b>348m</b> Scheduled Monument: <b>7988m</b>					
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.20ha, 19.81% of the site</b>	-	-	N	A portion site lies within an AQMA so any increase in population has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?	Glacial minerals - distance: <b>707m</b> Gravel search area: <b>875m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The site is not within a critical drainage area but has no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						

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

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

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

Site 2666-00: STRETFORD APP	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha						
Support regeneration in a deprived area of the Borough?	IMD Overall ranking (1 most deprived to 10 Least Deprived): <b>0th decile</b>				housing supplied is especially important for reducing the socio-economic inequalities, as it will allow lower-income families the opportunity to enter the housing ladder and attract other communities with a higher wealth of income to the area.	provide a policy base to achieve a mix across Trafford.
Offer affordability and opportunity?	n/a					
Be accessible by all members of the community?	n/a					
Foster good relations between different people?	n/a					
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?	Nearest GP Surgery: <b>Delamere Medical Practice, 18m</b> Nearest hospital: <b>Stretford Memorial Hospital, 1774m</b>	+	+	+	This AAP area covers the whole of Stretford town centre and surrounding area. The site is consequently highly accessible to public transport and opportunities for walking and cycling. Provision of quality new homes in a relatively deprived area would support measures to address health inequalities.	Ensure appropriate facilities to support walking and cycling are provided as part of the development. Ensure appropriate design and mitigation of potential impacts arising from traffic noise.
Be within the vicinity of, or deliver, play space or recreational open space?	Open space and recreation: <b>0m</b>					
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?	n/a – check mapping					
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?	Local centre: <b>81m</b> Stretford TC: <b>0m</b> Altrincham: <b>5926m</b>	--	--	--	The development of the site for housing would have a detrimental impact on the vitality and viability of the area and if developed in its entirety for residential would remove the current mix of main town centre uses on the site.	A mix use development that incorporated the existing main town centre uses with sensitive infilling and development above existing units where applicable would have a positive impact on the area.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in						

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

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

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

Site 2666-00: STRETFORD APP		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Site Area: Total = 71.06Ha, Developable = 30.00Ha							
Have the potential to have an adverse effect on air quality in the area?		n/a				increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	will improve air quality. However, this improvement would not be immediate.
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?		GF or BF: <b>Brownfield site</b> Housing reclamation site: <b>0Ha</b>	+	+	+	The site in question is a brownfield site. Development of this site would avoid using agricultural land or greenfield sites. The positive effect would be local and permanent.	Consideration could also be given to avoid risk of soil contamination during construction phase.
Avoid potential increase in levels of land contamination?		n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?		Glacial minerals - distance: <b>39m</b> Gravel search area: <b>709m</b>					
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?		n/a	N	N	N	The site is within a critical drainage area with no obvious location which could assist drainage. However, this does mean there is limited risk to the quality of the watercourses.	Any level of development will impact on water resources, the impact will need to be considered cumulatively and any mitigation applied across the Local Plan area.  Mitigation will be required to ensure no reduction in water quality, particularly during the construction phase.
Be near a suitable watercourse or water body in order to assist with drainage issues?		Check SFRA					
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?		Area within Site Nature Conservation Importance: <b>486ha</b>	N	N	N	The site is some distance from a designated site with very little biodiversity on site.	Ensure that any local harm is identified then avoided or mitigated. Opportunity for small scale green space provision within the site.
Avoid fragmentation of habitats?							

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

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

### EMPLOYMENT SITE ASSESSMENTS

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

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

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

<b>Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF.</b> Site Area: Total =0.24Ha, Developable = 806sqm	<b>Spatial Data Analysis</b>	<b>Short impact</b>	<b>Medium impact</b>	<b>Long impact</b>	<b>Supporting comments – note criteria</b>	<b>Mitigation</b>
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Trafford Bar</b> Nearest bus stop: <b>6m</b> Nearest national rail station: <b>Manchester United Football Ground, 1303m</b>					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						
<b>Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development</b>						
Be easily accessible and well served by: Public transport,	Nearest bus stop: <b>6m</b> Nearest metrolink: <b>Firswood, 248m</b>	+	+	+	The site is in a location already well served by public transport infrastructure and is accessible by walking and transport to surrounding communities.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities

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

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

Site H/69449: PETROL STATION AND ADJACENT LAND, 499 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, TRAFFORD, M16 9HF. Site Area: Total =0.24Ha, Developable = 806sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
	Scheduled Monument: <b>12691m</b>				Historic England's Heritage at Risk Register since 2012 and is considered to be in a very bad, deteriorating state. Given the low quality of the site as existing, redevelopment offers the opportunity for enhancement of the conservation area's setting. This, however, is unclear at this stage.	the heritage significance of the site and its surroundings should be prepared to inform proposals.
<b>Objective</b>	<b>9. Improve air quality</b>					
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	-	N	Whilst the site is not within an AQMA any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>					
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b>	+	+	+	The proposed development would bring about redevelopment of brownfield land and reuse of existing buildings. Appropriately undertaken this would deliver positive effects for this objective.	None identified.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?						
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>					
Avoid consuming greater volumes of water resources	n/a					

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

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

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

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

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

Site H/64695: FORMER TRAFFORD PRESS Site Area: Total =0.43Ha, Developable = 579sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Foster good relations between different people?						
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.
Be within the vicinity of, or deliver, play space or recreational open space?						
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?						
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Firswood, 244m</b> Nearest bus stop: <b>160m</b> Nearest national rail station: <b>Manchester United</b>					
Support economic development in locations that are well-connected and well-served by infrastructure?	<b>Football Ground, 1419m</b>					

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

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

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

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

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

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

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

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

Site 74815/O/2010: LAND WEST OF TRAFFORD BOULEVARD Site Area: Total =2.00Ha, Developable = 12077sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Offer affordability and opportunity?						
Be accessible by all members of the community?						
Foster good relations between different people?						
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.
Be within the vicinity of, or deliver, play space or recreational open space?						
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?						
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment of an underused site such as this would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a wider commercial area and closely associated with significant development proposals associated with Trafford Rectangle.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily	Nearest metrolink: <b>Firswood, 14m</b> Nearest bus stop: <b>3m</b>					

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site 90006: Cornbrook Station, Old Trafford Site Area: Total = 1.05Ha, Developable = 22800sqm		Spatial Data Analysis			Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: <b>2298Ha</b>	+	+	+	Potential to improve the character and appearance of the local area through the development of the site. As a		Ensure appropriate consideration of surrounding area and linkages to station.		
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: <b>0Ha</b>								
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: <b>No</b> Distance to a conservation area: <b>174m</b>								
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: <b>0Ha</b>								
<b>Objective 8. Conserve and enhance the historic environment</b>									
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: <b>No</b> Distance to a conservation area: <b>174m</b> Distance to listed building: <b>69m</b> Scheduled Monument: <b>0m</b>	N	N	N	Adjacent to the site is the grade II listed Brindleys Weir whilst the site itself is currently cleared brownfield land. There may be some remnants of heritage value on site. Development of the site is not considered likely to bring about harm to the significance of the heritage assets but should ensure its continued enjoyment.	Ensure development gives appropriate regard to the setting of adjacent listed buildings.			
<b>Objective 9. Improve air quality</b>									
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	-	N	N	The site is not located within an AQMA. Any increase in travel has the potential to increase traffic and greenhouse gas emissions and as such could have a small, national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will be particularly effective for this site due to its location.			
Have the potential to have an adverse effect on air quality in the area?	n/a								
<b>Objective 10. To conserve and protect land and soils, whilst reducing land contamination</b>									
Bring brownfield land or derelict buildings and	GF or BF: <b>Brownfield site</b>	+	+	+	The proposed development would bring about redevelopment of former	None identified.			

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

Site 90006: Cornbrook Station, Old Trafford Site Area: Total = 1.05Ha, Developable = 22800sqm		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
for recreation, amenity and tranquillity?						elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment of brownfield land or reuse of buildings provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.	
Help to minimise waste generation?	n/a						
Be within or impact on a mineral safeguarding area?							
Be within or impact on a mineral area of search?							
<b>Objective</b>	<b>14. Reduce per capita greenhouse gas emissions</b>						
Support the growth of the low carbon goods and services sector?	n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.	
Support a reduction in energy use and increased energy efficiency?	n/a						
Help to minimise emissions of greenhouse gases?	n/a						
Promote low and zero carbon technologies and renewable sources?	n/a						
<b>Objective</b>	<b>15. Reduce the consequence of flooding</b>						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: <b>0.08ha (7.49%)</b> Within Flood zone 3: <b>0.00ha (0.00%)</b> Surface Water:	N	N	N	A small proportion of the site is identified as at risk of flooding and surface water flooding.	Ensuring appropriate drainage mitigation in place to manage surface water on the site appropriately and where necessary appropriate layout of development to avoid areas of flood risk.	
Allow for adequate measures to manage existing flood risk?	1 in 1,000: <b>0.06Ha (5.44%)</b> 1 in 100: <b>0.01Ha (0.91%)</b>						

Site 90006: Cornbrook Station, Old Trafford Site Area: Total =1.05Ha, Developable = 22800sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Increase flood risk in this location or elsewhere? Be appropriately future proofed to accommodate future levels of flood risk including from climate change?	1 in 30: <b>0.00Ha (0.00%)</b>					
<b>Objective</b>	<b>16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change</b>					
Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?		N	N	N	Redevelopment of brownfield land is an appropriate response to climate change and the site's overall location within the urban area would provide a sound basis for ensuring development is resilient to climate change. However, appropriate design and construction would be required to lead to a positive effect for this objective.	Consider policies and standards associated with the design and construction of development.

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified needs and reduce disparity</b>					
Ensure an appropriate mix of types, tenures and sizes of properties in order to meet current and projected housing needs? Support a reduction in the disparity of housing quality across the Borough?	n/a	N	N	N	Opportunities for office development as part of the Civic Quarter Area Action Plan would not have any positive effect upon this objective. Whilst this use would mean the site would not be available for delivery of homes it is not considered that there would be any	None identified

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Ensure housing land is well-connected or co-located where appropriate with: Employment land, Town, District and Local Centres, and Green space?					substantial negative effect upon the overall achievement of this objective.	
Support improvements in the energy efficiency and resilience of the housing stock?						
Ensure the number of houses meets that of demand by meeting affordable housing needs in line with growth and income?						
<b>Objective</b>	<b>2. Promote equality of opportunity and reduce levels of deprivation and disparity</b>					
Ensure differential negative impacts based on 'protected characteristics', as defined in the Equality Act 2010 are avoided?	n/a	+	+	+	The Old Trafford area is identified as an area of greater deprivation. If an allocation for creation of new employment opportunities and investment in this site came forward it would assist in addressing such inequalities and therefore have a positive effect upon this objective.	Additional support to provide opportunities for employment that would be available to residents in the surrounding communities or additional opportunities to improve the skills of residents would have the potential to enhance the positive effects upon this objective.
Support regeneration in a deprived area of the Borough?						
Offer affordability and opportunity?						
Be accessible by all members of the community?						
Foster good relations between different people?						
<b>Objective</b>	<b>3. Support improved health and wellbeing of the population and reduce health inequalities</b>					

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver, a health centre or GP service?		N	N	+	Across the Civic Quarter area such a development would have minor positive effects over the long term where it supports economic prosperity and therefore the overall wellbeing of residents.	Securing additional provision to specifically make positive contributions to healthy lifestyles such as through encouraging walking and cycling to work would bring about positive effects for local residents sooner.
Be within the vicinity of, or deliver, play space or recreational open space?						
Be within the vicinity of, or deliver, a sports facility?						
Have the potential to affect new or existing residents through noise, dust, light or smell?						
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this within a more deprived area of Trafford would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in a highly accessible location close to the urban core of Greater Manchester.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Firswood, 713m</b> Nearest bus stop: <b>0m</b> Nearest national rail station: <b>Manchester United Football Ground, 191m</b>					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over	n/a					

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

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a					
<b>Objective</b>	<b>6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs</b>					
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of office development within an area of Trafford already well served by a range of services and facilities would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?						
Be within the vicinity of, or deliver appropriate community social infrastructure including playgrounds and sports facilities?						
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?	Cycle paths: <b>112m</b>					
<b>Objective</b>	<b>7. Conserve and enhance landscape, townscape, and the character of the Borough</b>					
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: <b>230Ha</b>	+	+	++	A large area which forms the boundary of Civic Quarter Area Action Plan. There are opportunities for successful regeneration which will improve the townscape and the character of the area.	Design guidance should be included in the Area Action Plan for development sites. In particular, guidance on the scale, height and mass of new housing would be useful as well as guidance about the impact on long distance views of any tall buildings. This should inform the entirety of the development management process, from pre-
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: <b>0Ha</b>					
Conserve and enhance townscape character, and the	In a conservation area: <b>No</b> Distance to a conservation area: <b>221m</b>					

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
aesthetic quality of the built environment?						application through to the determination of planning applications or related consents.
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: <b>0Ha</b>					
<b>Objective 8. Conserve and enhance the historic environment</b>						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: <b>No</b> Distance to a conservation area: <b>221m</b> Distance to listed building: <b>0m</b> Scheduled Monument: <b>0m</b>	U	U	U	The Civic Quarter contains Trafford Town Hall, which is listed at grade II and the grade II entrance portal and lodges to the former White City greyhound track. The Tudorbethan style Old Trafford Bowling Club on Talbot Road was founded in 1877 and although not a formally designated heritage asset, it is high in local interest. A collection of fine Victorian villas can be found on the opposite side of Talbot Road. Development within the Civic Quarter has the potential to harm or enhance the significance of the site's heritage assets and those just beyond. This will depend on the scale, location, design and concentration of the development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their settings, their significance and how the development would positively respond to that significance.
<b>Objective 9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.15ha, 14.51% of the site</b>	-	-	N	Part of the site is within an AQMA and any increase in visitors/employees has the potential to increase traffic and greenhouse gas emissions and as such could have a national, negative effect on air quality.	Transport policies to increase use of public transport and increase cycle use will improve air quality, particularly given the areas proximity to the City Centre. However, this improvement would not be immediate.
Have the potential to have an adverse effect on air quality in the area?	n/a					
<b>Objective 10. To conserve and protect land and soils, whilst reducing land contamination</b>						

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b>	+	+	+	The proposed development would bring about redevelopment of brownfield land and reuse of existing buildings. Appropriately undertaken this would deliver positive effects for this objective.	None identified.
Avoid potential increase in levels of land contamination?	n/a					
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?						
Conserve and protect geodiversity?						
<b>Objective 11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA					
Be affected by any known drainage constraints?						
Avoid risk to the quality of any watercourse or water body?						
<b>Objective 12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: <b>230m</b>	N	N	N	The site is an existing brownfield site and does not encroach upon any designated sites. There are opportunities in the surrounding area for linear wildlife corridors and links but these are unlikely to be directly impacted by development. Development of a brownfield site in	As appropriate even small opportunities across the site should be taken to enhance biodiversity value.
Avoid fragmentation of habitats?	Distance to Site Special Scientific Interest:					
Provide opportunities to enhance new and existing wildlife and geological sites?	<b>Brookheys Covert, 8210m</b>					

Site 90007: Civic Quarter Area Action Plan Site Area: Total =53.71Ha, Developable = 80000sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?					itself may reduce potential pressure upon other more sensitive sites elsewhere in Trafford but there is minimal indication that bringing forward this site would assist in protecting land elsewhere.	
<b>Objective 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>						
Promote movement up the waste hierarchy?	n/a	+	+	+	The redevelopment and reuse of brownfield land provides opportunities to reuse land and resources and is therefore considered a positive effect upon this objective.	None identified.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?						
Be within or impact on a mineral area of search?						
<b>Objective 14. Reduce per capita greenhouse gas emissions</b>						
Support the growth of the low carbon goods and services sector?	n/a	N	+	+	The site's location is such that its redevelopment for a more intensive office use would assist in helping to minimise carbon emissions.	To achieve substantial positive effects upon this objectives policy and standards would be required to ensure the development has low or zero carbon emissions.
Support a reduction in energy use and increased energy efficiency?	n/a					
Help to minimise emissions of greenhouse gases?	n/a					
Promote low and zero carbon technologies and renewable sources?	n/a					
<b>Objective 15. Reduce the consequence of flooding</b>						
Avoid development in an area at risk of flooding (is it partly or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?	Within Flood zone 2: <b>0.00ha (0.00%)</b> Within Flood zone 3: <b>0.00ha (0.00%)</b> Surface Water:	N	N	N	A small part of the site is identified as at risk of flooding from surface water.	Ensure appropriate drainage mitigation and layout of development.

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

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

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

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

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

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

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

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

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

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

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

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

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Be within the vicinity of, or deliver, a sports facility?						positive effects for local residents sooner.
Have the potential to affect new or existing residents through noise, dust, light or smell?						
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a brownfield site such as this would bring about a positive contribution to this objective. Whilst the site does not lie within a town centre it is in an accessible location and readily accessible to Altrincham town centre.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Navigation Road, 710m</b> Nearest bus stop: <b>103m</b> Nearest national rail station: <b>Hale, 2150m</b>					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						

Site 10021: Bridge Works site, Bridgewater Embankment Site Area: Total =0.20Ha, Developable = 700sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						
<b>Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development</b>						
Be easily accessible and well served by: Public transport,	Nearest bus stop: <b>103m</b> Nearest metrolink: <b>Navigation Road, 710m</b> Nearest National Rail station: <b>Hale, 2150m</b>	+	+	+	The site is in a location reasonably well served by public transport infrastructure and is accessible by walking and transport to surrounding communities. It is expected there would be no utility constraints to enable its delivery.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about further positive effects.
Walking and cycle routes?	Cycle route: <b>126m</b>					
Allow for improved travel connectivity?	n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?						
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?						
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a					
<b>Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs</b>						

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

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

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

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

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

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

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

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective</b>	<b>4. Ensure sustainable economic growth and job creation</b>					
Protect and enhance the vitality and viability of existing employment areas and/or town centres?		+	+	+	Securing economic investment in a site such as this adjacent to a more deprived area of Trafford would bring about a positive contribution to this objective. This site does not lie close to a town centre but would support the expansion of an existing area of employment important to the local area.	No specific mitigation identified to improve the positive effects that would arise for this objective.
Support appropriate retail, leisure, cultural and/or employment opportunities in town centre locations?						
Employment only Support economic development in locations that are easily accessible by sustainable transport?	Nearest metrolink: <b>Navigation Road, 1802m</b> Nearest bus stop: <b>258m</b> Nearest national rail station: <b>Hale, 2596m</b>					
Support economic development in locations that are well-connected and well-served by infrastructure?						
Provide a variety of employment land and mixed use development sites over the plan period to support a varied and robust economy?	n/a					
Provide high quality, attractive employment sites?	n/a					
Contribute to growth in tourist facilities and jobs?						
Support education and training to provide a suitable labour force for future growth?						
Ensure and maintain a sufficient labour force (in terms of volume and skills)?						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<b>Objective 5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development</b>						
Be easily accessible and well served by: Public transport,	Nearest bus stop: <b>258m</b> Nearest metrolink: <b>Navigation Road, 1802m</b> Nearest National Rail station: <b>Hale, 2596m</b>	N	N	N	The site is in a location where a level of access by public transport can be achieved but its position to the edge of the urban area indicates that a majority of employees at the site would choose to travel by car.	Additional enhancements to the surrounding public realm to support walking and cycling opportunities could be expected to bring about a potential positive effects.
Walking and cycle routes?	Cycle route: <b>0m</b>					
Allow for improved travel connectivity?	n/a					
Be connected to a transport network that can support the development alongside existing development and proposed growth?						
Be within the vicinity of, or deliver, a range of facilities and services to meet residents' needs?						
Be served by utilities/digital infrastructure that can support and enable the anticipated scale and spatial distribution of development?	n/a					
<b>Objective 6. Improve the accessibility of the Borough by equitable means to community facilities, services and other needs</b>						
Allow for access to primary and secondary schools?		+	+	+	This proposal for delivery of additional industrial and warehouse development would strengthen the overall accessibility of such employment opportunities and is therefore identified as having a likely positive effect upon this objective.	This would be further strengthened with improvement to walking and cycling facilities.
Be within the vicinity of, or deliver, a range of facilities and services to support potential growth?						
Be within the vicinity of, or deliver appropriate community social						

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
infrastructure including playgrounds and sports facilities?							
Provide opportunities to residents and others to walk, cycle, horse ride and use public transport to meet their needs?		Cycle paths: <b>0m</b>					
<b>Objective</b>	<b>7. Conserve and enhance landscape, townscape, and the character of the Borough</b>						
Have scope to develop or improve the green infrastructure network?	Site of nature conservation importance: <b>235Ha</b>	-	-	-	This proposal would extend the urban area into the countryside. It is therefore identified that without appropriate mitigation it could lead to a negative effect upon this objective.	If development proceeds mitigation through appropriate high quality design and layouts and sensitive management of the new boundary to the countryside should be sought.	
Protect landscape character and improve the quality of open spaces and the public realm?	Area of landscape protection: <b>0Ha</b>						
Conserve and enhance townscape character, and the aesthetic quality of the built environment?	In a conservation area: <b>No</b> Distance to a conservation area: <b>634m</b>						
Respect, maintain and strengthen local character and distinctiveness?	Green Belt: <b>0Ha</b>						
<b>Objective</b>	<b>8. Conserve and enhance the historic environment</b>						
Have the potential to preserve or enhance the character, appearance or special interest of heritage assets or their settings?	In a conservation area: <b>No</b> Distance to a conservation area: <b>634m</b> Distance to listed building: <b>270m</b> Scheduled Monument: <b>2923m</b>	N	N	N	The closest listed building is Seamans Bridge, located nearly 300m south of the site. The proposal is not expected to harm the setting of any heritage assets.	None identified.	
<b>Objective</b>	<b>9. Improve air quality</b>						
Be within or adjacent to an AQMA?	AQMA – area within: <b>0.00ha, 0.00% of the site</b>	N	-	-	Whilst the site is not within an AQMA any increase in travel has the potential	Transport policies to increase use of public transport and increase cycle	

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm		Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Have the potential to have an adverse effect on air quality in the area?		n/a				to increase traffic as the development is built out. Emissions and as such could have a small, national, negative effect on air quality.	use will improve air quality. However, this improvement would not be immediate.
<b>Objective</b>	<b>10. To conserve and protect land and soils, whilst reducing land contamination</b>						
Bring brownfield land or derelict buildings and infrastructure back into beneficial use?	GF or BF: <b>Brownfield site</b>	U	U	U	Whilst identified as brownfield the site is now substantially greened and includes a small area of woodland. The current condition of soils and potential contaminants if former brownfield land is unknown.	Undertake appropriate site investigations and management of materials on site.	
Avoid potential increase in levels of land contamination?	n/a						
Avoid loss of best and most versatile agricultural land (Grade 1,2 or 3a)?							
Conserve and protect geodiversity?							
<b>Objective</b>	<b>11. Protect and improve the quality and availability of water resources</b>						
Avoid consuming greater volumes of water resources than are available to maintain a healthy environment?	n/a	N	N	N	The proposed use would consume water but the site's location does not present any substantial issues for water quality and appropriate means of discharge can be identified. Overall effects upon this objective are expected to be neutral.	Further policy to ensure appropriate management of water consumption.	
Be near a suitable watercourse or water body in order to assist with drainage issues?	Check SFRA						
Be affected by any known drainage constraints?							
Avoid risk to the quality of any watercourse or water body?							
<b>Objective</b>	<b>12. Conserve and enhance biodiversity and promote nature conservation</b>						
Avoid potential damage to designated wildlife sites and geological sites?	Distance to Site Nature Conservation Importance: <b>235m</b>	-	-	-	The current extent of woodland planting on site and existing hedgerows and grass land would all contribute to	Ensure appropriate site investigation and provision of suitable biodiversity enhancements to mitigate and	

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
Avoid fragmentation of habitats?	Distance to Site Special Scientific Interest: <b>Brookheys Covert, 1514m</b>				existing non designated biodiversity value.	achieve net gain over any losses as a result of development.
Provide opportunities to enhance new and existing wildlife and geological sites?						
Be within access to wildlife sites providing opportunities for recreation, amenity and tranquillity?						
<b>Objective</b>	<b>13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy</b>					
Promote movement up the waste hierarchy?	n/a	N	N	N	Whilst a brownfield site the effect of this development in reusing land is considered to be neutral given the relative greening of the site.	None identified.
Help to minimise waste generation?	n/a					
Be within or impact on a mineral safeguarding area?						
Be within or impact on a mineral area of search?						
<b>Objective</b>	<b>14. Reduce per capita greenhouse gas emissions</b>					
Support the growth of the low carbon goods and services sector?	n/a	-	-	-	The likely characteristics of development on the site and the likelihood that employees to the site may use private cars mean it is considered likely this proposal would have a minor negative effect upon this objective.	Continue to seek improvements in public transport, cycling and pedestrian access and support proposals for a range of mix of uses in the area.
Support a reduction in energy use and increased energy efficiency?	n/a					
Help to minimise emissions of greenhouse gases?	n/a					
Promote low and zero carbon technologies and renewable sources?	n/a					
<b>Objective</b>	<b>15. Reduce the consequence of flooding</b>					
Avoid development in an area at risk of flooding (is it partly	Within Flood zone 2: <b>0.00ha (0.00%)</b>	N	N	N	The site is not identified as at risk of flooding and only a small portion of the	None identified.

Site 12015: Land at Dairyhouse Lane Site Area: Total =3.46Ha, Developable = 12040sqm	Spatial Data Analysis	Short impact	Medium impact	Long impact	Supporting comments – note criteria	Mitigation
<p>or wholly sited in Flood Zone 3 or 2 or at risk from Surface Water Flooding)?</p> <p>Allow for adequate measures to manage existing flood risk?</p> <p>Increase flood risk in this location or elsewhere?</p> <p>Be appropriately future proofed to accommodate future levels of flood risk including from climate change?</p>	<p>Within Flood zone 3: <b>0.00ha (0.00%)</b></p> <p>Surface Water:</p> <p>1 in 1,000: <b>0.01Ha (0.29%)</b></p> <p>1 in 100: <b>0.00Ha (0.00%)</b></p> <p>1 in 30: <b>0.00Ha (0.00%)</b></p>				<p>site is identified as at risk of surface water flooding. Appropriate opportunity to secure adequate drainage are considered to be available.</p>	
<p><b>Objective 16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change</b></p>						
<p>Ensure that communities, existing and new developments and infrastructure systems are resilient to the predicted effects of climate change across the Borough, besides climate change (e.g. temperature extremes, high winds)?</p>		<p>N</p>	<p>N</p>	<p>N</p>	<p>Overall the site's location to the edge of the urban area and nature of development mean it is not ideally located compared to other sites to respond to climate change. However, appropriate design and construction would ensure that overall development of the site would have a neutral effect for this objective.</p>	<p>Consider policies and standards associated with the design and construction of development.</p>

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