



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

## Integrated Assessment Report Plain English Summary

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## 1.0 Introduction

- 1.1 This report is a plain English summary of the Integrated Assessment (IA) carried out on the draft Land Allocation and Designation policies of the Regulation 18 draft Trafford Local Plan (2025). The IA consists of a Sustainability Appraisal (SA), Equality Impact Assessment (EqIA), Health Impact Assessment (HIA) and Climate Change Risk Assessment (CCRA).
- 1.2 Once adopted, the Trafford Local Plan will include detailed planning policies, area designations and site allocations for specific types of development to guide and manage the borough's future growth and development needs up to 2042.
- 1.3 The Council consulted on the Strategy, Vision, Objectives and thematic policies of the draft Local Plan from 24 April to 12 June 2025. An IA was also undertaken on these sections of the draft Local Plan and consulted on during the same period.
- 1.4 The Council intends to consult on the allocations and designations of the draft Local Plan for Regulation 18 stage in Autumn 2025. This IA is on these draft allocations and designations.
- 1.5 The two parts of the draft Trafford Local Plan will then be joined together into one Local Plan at the publication (Regulation 19) stage and published for public consultation, in advance of submission to the Secretary of State for Examination.
- 1.6 The Local Plan, when adopted, will replace the Trafford Core Strategy (adopted January 2012) and the Revised Trafford Unitary Development Plan (adopted June 2006). Following the adoption of the Local Plan, the Development Plan for Trafford will comprise:
  - The Trafford Local Plan;
  - Places for Everyone (adopted March 2024);
  - The Greater Manchester Joint Waste Plan (adopted April 2012);
  - The Greater Manchester Joint Minerals Plan (adopted April 2013);
  - Civic Quarter Area Action Plan (adopted January 2023); and
  - Any adopted Neighbourhood Plans. This currently includes the Altrincham Town Centre Neighbourhood Business Plan (made November 2017).

## 2.0 The IA Process

- 2.1 The IA includes four separate but complementary assessments to inform the development of the draft Trafford Local Plan 2025. These are:
- Sustainability Appraisal (SA) - assesses effects of the Local Plan across a range of environmental, social and economic issues.
  - Health Impact Assessment (HIA) - assesses effects of the Local Plan on the health and well-being of the population and its ability to access health-related facilities and services. This also addresses equalities issues and has some overlap with Equalities Impact Assessment.
  - Equalities Impact Assessment (EqIA) - assesses effects of the Local Plan in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people. EqIA helps identify where we can best promote equality of opportunity.
  - Climate Change Risk Assessment (CCRA) - assess the effects of the Local Plan in terms of avoiding, mitigating or minimising the impacts of climate change locally.
- 2.2 Following this IA of the draft Local Plan, any further versions of the Local Plan will also be subject to IA.
- 2.3 The Scoping Report and Addendum set an assessment framework for the IA of the Local Plan policies and allocations. The assessment framework has 16 objectives and each objective includes a set of assessment criteria. The objectives and criteria relate to social, environmental and economic sustainability. The 16 objectives are listed below, the full assessment framework is set out in Appendix A of the main Integrated Appraisal Report.

*Table 1 IA Framework Objectives*

IA Objectives
1. Provide housing of an appropriate mix of sizes, types, tenures in locations to meet identified local needs including accommodating specific groups and reduce disparity.
2. Promote equality of opportunity and reduce levels of deprivation and disparity.
3. Support improved health and wellbeing of the population and reduce health inequalities.
4. Ensure sustainable economic growth and job creation.
5. Ensure that there is sufficient coverage and capacity of sustainable transport and utilities to support growth and development.
6. Improve the accessibility of the borough by equitable means to community facilities, services and other needs.
7. Conserve and enhance landscape, townscape, and the character of the borough.

## IA Objectives

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| 8. Conserve and enhance the historic environment.  |
| 9. Improve air quality.  |
| 10. To conserve and protect land and soils, whilst reducing land contamination.  |
| 11. Protect and improve the quality and availability of water resources.   |
| 12. Conserve and enhance biodiversity and promote nature conservation.   |
| 13. Promote sustainable consumption of resources and support the implementation of the waste hierarchy.                |
| 14. Reduce per capita greenhouse gas emissions.  |
| 15. Reduce the consequence of flooding.  |
| 16. Ensure communities, developments and infrastructure are resilient to the other effects of expected climate change. |

- 2.4 Specific objectives have been prepared to assess the Local Plan for the EqIA and HIA. Objective 2 relates to equality and deprivation for the EqIA and objective 3 relates to health for the HIA. The CCRA assesses the Local Plan as a whole rather than being attached to a specific objective.
- 2.5 The results of the EqIA and HIA are summarised in their own sections below. The EqIA includes an assessment of potential impacts of policies upon different equality target groups, which is included in Appendix B of the main Integrated Assessment Report.

## 3.0 Integrated Assessment Outcomes for Each Objective

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

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

- 3.2 The draft Local Plan contributes positively to this objective by allocating sites for residential use across Trafford. Requirements are given on providing an appropriate range of dwelling sizes and types to meet identified needs for each Locality. There is a minimum provision of affordable housing set for each locality. Almost all the proposed allocations are well-connected with employment land, centres and green space.
- 3.3 The proposed allocations of employment land will enable opportunity to ensure employment is well-connected with housing. This will help support existing residents and future residents of new housing.
- 3.4 It is recommended to include in the allocation policies, specific reference to specific groups to meet identified housing needs in the local area.

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

- 3.5 This IA Objective fulfils the Equality Impact Assessment component on the Integrated Assessment.
- 3.6 Allocating land for housing, requiring the housing to meet identified needs for each locality and providing a minimum provision of affordable housing set for each locality will contribute positively towards providing equal access to housing and reducing deprivation.
- 3.7 The provision of employment land will provide greater equality of employment opportunities, which will help reduce unemployment and deprivation.
- 3.8 Policies supporting sustainable transport modes will help ensure that communities are well connected and residents have improved access to community facilities and employment opportunities, thereby promoting equality of opportunity and social inclusion.

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

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

- 3.10 This IA Objective fulfils the Health Impact Assessment component on the Integrated Assessment.
- 3.11 Most housing allocations are well-connected with healthcare facilities such as doctors, hospitals and dentists. Some allocations support a new health centre on site. This will provide future residents with good access to healthcare and improve the health of the population.
- 3.12 Most housing allocations are well-connected with open space and support for new green infrastructure, publicly accessible open space and active travel infrastructure would encourage more active travel and active lifestyles, thereby having a positive effect on health. Promoting sustainable travel will likely have a positive effect on air quality and access to health facilities, having a further positive effect on health.
- 3.13 Sources of noise and air pollution such as railway lines and motorways are located near some housing allocations. Some housing allocation policies require suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution to help mitigate this. This policy wording should be added to any relevant allocation or other planning policies which deal with noise and air pollution should be applied to development proposals.
- 3.14 The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.
- 3.15 It should be ensured that allocations for industry and warehousing do not have a detrimental effect on the wellbeing of residents through noise, dust, light and smell.

### 4. Ensure sustainable economic growth and job creation

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



- 3.17 Many employment allocations would be well-connected and well-served by sustainable transport and infrastructure.
- 3.18 Supporting mixed-use developments of residential, employment and commercial uses in town centres would have a positive effect on protecting and enhancing the vitality and viability of town centres. There are several allocations in the South Locality which would have a positive effect on the vitality and viability of Altrincham town centre.
- 3.19 The provision of education facilities in some allocations would have a positive effect on supporting education to provide a sustainable labour force for future growth.
- 3.20 Allocations for housing would facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.

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

- 3.21 Most allocations are in sustainable locations well served by public transport and opportunities for active travel. Many allocations are located near Metrolink stops and railway stations and almost all allocations are located near a bus stop. Most sites are within the vicinity of a range of facilities and services to meet residents' needs.
- 3.22 The support for improved public transport infrastructure and active travel links for many of the allocations would contribute to ensuring sufficient coverage and capacity of sustainable transport for future residents and commuters.
- 3.23 Supporting higher allocation densities in sustainable locations close to public transport and active travel links would have a positive effect on reducing the need to travel. The high number of allocations in the North Locality would place extra demand on transport networks but the area is already well-served by public transport.
- 3.24 It is recommended to ensure that the local utilities/digital infrastructure is able to support new development.

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

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

- 3.26 Support for new and improved community and social facilities including healthcare and education at some allocations would have a major positive effect on the objective.
- 3.27 There are opportunities for residents at most allocations to use active travel and public transport to meet their needs. This is either from existing or proposed sustainable transport infrastructure.
- 3.28 It is recommended that any new provision for services and facilities is accessible to all.

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

- 3.29 Several allocations are on derelict/underused land or in prominent locations, where development gives opportunities for improving local character. A small number of allocations are on greenfield land or on the edge of the urban area, where impact on townscape/landscape would be higher.
- 3.30 The support of many allocation policies for high quality landscape-led design, green infrastructure, tree planting, public realm, active frontages and appropriate scale would all have a positive effect on the objective.
- 3.31 For the largest scale allocations such as Wharfside and the Civic Quarter, a design code or development brief is recommended that there is coordinated approach to development that conserves and enhances townscape character.

#### 8. Conserve and enhance the historic environment

- 3.32 Designated and non-designated heritage assets are in the vicinity of many allocations. This includes listed buildings, conservation areas and buildings which are not listed but have heritage value. This includes a concentration of allocations in Altrincham which have a potential impact on the setting of conservation areas and listed buildings.
- 3.33 Development at these allocations has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. The effect of development upon the objective is unknown at present.
- 3.34 Support in some policies for responding sympathetically to heritage assets and requiring Heritage Assessments would have a positive contribution to conserving the historic environment.
- 3.35 Some allocations have been identified as having a potential impact on heritage but do not include heritage requirements in their policy wording. It is recommended that all development proposals with the potential for impacts on heritage assets should

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

#### 9. Improve air quality

- 3.36 The quantity of new development from housing and employment allocations would be expected to have a detrimental impact on air quality, due to the likely increase of traffic on roads from new residents and commuters. Industry and warehousing development would increase industrial activity and LGV's/ HGVs on roads, also impacting on air quality. It is expected that the higher concentration of allocations in the Northern Locality would cumulatively have a more negative effect on air quality (in that locality).
- 3.37 Support in policies for active travel and public transport would help mitigate negative effects by reducing the amount of road traffic. Most allocations are in sustainable locations with good access to local services and facilities, which will reduce the need to travel and this will help to mitigate negative effects on local air quality (for example).
- 3.38 Many allocations are in or near Air Quality Management Areas, especially in the North Locality. It is recommended that there is effective monitoring and management of Air Quality Management Areas and the introduction of specific measures to tackle and improve air quality. These provisions should be addressed through policies and the infrastructure delivery plan.

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

- 3.39 Almost all the allocations are on previously developed land. This reduces development pressure on greenfield sites and avoids the loss of best and most versatile agricultural land. The Local Plan locates higher density development in the most sustainable locations, which would have a positive effect on using land resources efficiently. The positive effect would be local and permanent for each allocation.
- 3.40 A small amount of the allocations are located on greenfield land, including agricultural land. For these allocations, it is recommended that an Agricultural Land Classification (ALC) report is produced to show how developments impact on the Best and Most Versatile (BMV) agricultural land. Policy wording should support development that avoids BMV where feasible.

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

- 3.41 For employment allocations, it is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes.
- 3.42 New development could contribute to the reduction of natural water storage capacity and increase demand on water resources. The impact would need to be considered cumulatively, and mitigation implemented as required.
- 3.43 However, development schemes can present an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Some allocation policies support incorporating a Sustainable Urban Drainage system on site, which would have a positive effect on water management. Overall, the potential effect on water quality and availability is unknown at present.

## 12. Conserve and enhance biodiversity and promote nature conservation

- 3.44 Allocations have the potential for biodiversity value and development has the potential for a negative effect on this biodiversity. Mitigation measures appropriate to the allocation's biodiversity value should be implemented as required by other planning policies. It is recommended to retain high value trees where possible.
- 3.45 Several allocations are adjacent or near to the Bridgewater Canal Site of Biological Importance (SBI) and development could have a cumulative negative effect. There are also allocations with the potential to impact Salford Quays SBI and Trafford Ecology Park (SBI). Other designated wildlife and geological sites are separated from allocations by built development and/or significant distance, so unlikely to be impacted by development.
- 3.46 The support for green infrastructure such as a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.

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

- 3.47 New development would likely have a negative effect on the amount of waste generated within the borough across the plan period. The effect would be long lasting and local in its nature. Other policies within the local plan cover provision for waste recycling facilities and should be implemented alongside the delivery of new development.
- 3.48 None of the allocations are in a Mineral Safeguarding Area.

#### 14. Reduce per capita greenhouse gas emissions

- 3.49 New development would be expected to increase greenhouse gas emissions overall during construction, occupation and movement of people. Emissions arising from industrial processes at allocations for industry and warehousing are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.
- 3.50 There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would contribute to lowering emissions. The support for the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038 would have a positive effect on the objective in the longer term.
- 3.51 It is recommended to include the implementation of energy performance standards for allocations.

#### 15. Reduce the consequence of flooding

- 3.52 The development of previously undeveloped land could be expected to reduce natural water storage capacity and could result in a negative impact on flooding. However, development schemes can present an opportunity to improve drainage systems and/or install new infrastructure (such as Sustainable Drainage Systems) that are beneficial to the wider area.
- 3.53 Several allocations are in Flood Zones 2 and 3. Without mitigation or avoidance there could be long-term negative impact on flood risk for these sites and the local area. It is recommended that these allocations require flood risk to be addressed and fully mitigated.

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

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

## 4.0 Monitoring the Local Plan

- 4.1 Indicators are being developed to ensure robust monitoring of the Local Plan. The monitoring will be integrated with the IA and monitoring indicators will include significant social, environmental and economic effects.
- 4.2 Monitoring indicators should assess whether:
- The IA's predictions of sustainability effects are accurate.
  - The Local Plan is contributing to the achievement of the IA objectives.
  - How mitigation measures are performing.
  - If there are any adverse effects and whether these are within acceptable limits or remedial action is needed.
- 4.3 Places for Everyone already has a monitoring framework and the Local Plan monitoring framework will only include indicators relevant to the delivery and effects of the Local Plan policies.



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