

**Integrated Assessment of the
Regulation 19 Draft Trafford Local Plan**

Appendix D: Sites Assessment

Prepared For: Trafford Council

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Integrated Assessment Framework

- 1.1 As described in the Scoping Report, the framework contains a series of objectives and assessment criteria. These are presented in the form of guide questions developed to reflect the social, economic and environmental issues that may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes. The assessment of the effects of proposed allocation policies is presented in a matrix format (Tables 2 – 24), where the allocation policies are considered against the IA Objectives. The symbols and definitions for the IA Framework are set out in Table 1 below.

Table 1 : Symbols and Definitions for IA Framework

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

Trafford North – Site Allocations

Table 2 : Policy AN1: Wharfside

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing approximately 15,000 new homes, with 8,400 delivered within the plan period, would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042+. The benefits will come forward in the short/medium/long term. An appropriate mix of apartments and houses to meet identified housing needs will be broadly distributed across the site. There is a minimum of 25% on-site affordable housing. This would have a positive effect on ensuring an appropriate mix of housing types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to size of properties and specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	++	++	Providing an appropriate mix of apartments and houses to meet identified housing needs and a minimum of 25% on-site affordable housing will contribute towards reducing deprivation. The provision of mixed-use development will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable transport modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The Wharfside area has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
3	+	+	+	Doctors and dentists are in easy walking distance, less than 500m from the site, the nearest hospital is approximately 1.5km away. The nearest open space is at Nansen Street,	

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				20m from the site. The site location has good access to healthcare facilities and recreational open space. However over time it would be expected that more neighbourhood health facilities, new green infrastructure would be delivered to support the growing community. Active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. Incorporating mixed-use development at Wharfside and Manchester United Football Stadium would support a varied and robust economy. Ensuring proposals do not detrimentally affect existing businesses through the use of the agent of change principle would also have a positive effect. The provision of a new on-site primary school and contributions towards school places would have a positive	No mitigation or enhancement identified.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	++	++	++	Trafford Park Village, Chester Road and Trafford Bar are local/neighbourhood centres on the edge of the site, which provide local services and facilities. The nearest school is 120m away. Doctors and dentists are in easy walking distance, less than 500m from the site, the nearest hospital is approximately 1.5km away. The nearest open space is at Nansen Street, 20m from the site. Support for new and improved community and social facilities; green infrastructure and sustainable transport links would have a major positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages. Ensure that the social infrastructure in and in the vicinity of the development is monitored by the developers/ Council and providers to ensure the timely provision of additional services. This would include libraries, affordable to rent/ hire community space as well as those mentioned in Policy AN1 (I).
7	N	+	+	A very large and prominent site, some of which is under utilised. Potential for significant public realm improvements	Due to the scale and prominence of the site, a design code or

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				in the medium and long term. Other planning policies exist to protect townscape quality. The provision of new areas of green space, creation of a public realm fronting the Manchester Ship Canal and new development having regard to the Imperial War Museum North and its' setting would have a positive effect on townscape character.	development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.
8	U	U	U	The Grade II Listed Trafford Park Hotel and the grade II listed Trafford Park War Memorial are to the west of the site. The site is next to the Manchester Ship Canal, which is a non-designated heritage asset. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	N	An Air Quality Management Area is in the site. The quantity of new mixed-use development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning and Government policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	N	N	N	The additional homes will impact on potable water resources which is negative impact. However, there are policies promoting water efficiency. The development schemes proposed can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area and result in cleaner water entering the Canal and storm water drain. Which benefit the environment.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality. At this point, the potential effect is unknown. Overall there would be a neutral impact.	
12	N	N	N	The site borders Bridgewater Canal and Salford Quays Sites of Biological Importance. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation through Biodiversity Net Gain.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport, connecting into an existing district heating system or providing passive provision for future connection to one and an on-site energy centre would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Specify that on-site energy centre should be focused on renewable energy. Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	Some of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The redevelopment of the area has the potential to change the drainage patterns of the area. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. For instance the finished floor levels of the proposed houses are appropriate to mitigate the risk of inundation and bedrooms are not situated on the ground floor; and there are no residences situated on the ground floor of multistoried blocks. Apply other plan policies to ensure that harm is avoided or mitigated.
16	+	+	+	The delivery of a substantial new urban park and the creation of significant new green space would have a positive effect on	Microclimate/Wind and Thermal Conditions are required to be assessed and managed. Apply PfE and

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting. The micro climatic effects will need to be assessed. Tall buildings have the potential to create wind tunnel effects on the ground making it unpleasant for pedestrians and users of the open spaces More generally climate change will intensify localised climatic conditions, which can be mitigated and adapted to through good design. It is essential that the microclimatic conditions of the urban environment are considered as part of the design process to ensure that the impacts of massing and building configuration can lead to acceptable standards of comfort and wellbeing.	other plan policies to ensure that harm is avoided or mitigated.
Summary	+	+	+	Overall the Policy has the potential for a positive outcome.	No mitigation or enhancement identified

Table 3 : Policy AN2: Civic Quarter

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	Providing a new residential neighbourhood of approximately 4,300 new homes, with 2,900 delivered within the plan period, would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2042+. The benefits will come forward in the short/medium/long term. An appropriate mix of dwelling sizes and types to meet identified housing needs and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	++	++	Providing an appropriate mix of dwelling sizes and types to meet identified housing needs and a minimum of 25%	

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				affordable housing will contribute towards reducing deprivation. Delivery of up to 50,000 sqm of new office floorspace and other commercial floorspace would provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The Civic Quarter has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There are doctors and dentists approximately 400m from the site, the nearest hospital is around 1.7km away. There is open space in the allocation and Gorse Hill Park is 200m to the south. Support for new green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

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

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	A very large and prominent site, some of which is under-utilised. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The enhancement of public realm, creation of active ground floor street frontages and the creation of a Processional Route between Old Trafford Metrolink Stop and Sir Matt Busby Way would have a positive effect on townscape character. New on-site areas of publicly accessible open space would also contribute positively.	Ensure the Civic Quarter Area Action Plan is used to coordinate development that conserves and enhances townscape character and improves the quality of open spaces and the public realm.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site contains grade II listed Trafford Town Hall, the grade II entrance portal and lodges to the former White City greyhound track and the grade II listed Old Trafford Bowling Club Pavillion. Attractive Victorian villas are on the opposite site of Talbot Road. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	An Air Quality Management Area is in the site. The quantity of new mixed-use development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, overtime this would be mitigated by sustainable	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				modes of transport promoted by the allocation and other planning and Government policies.	
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of potable water capacity and an increase in demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	N	N	The site is 400m from the Salford Quays SBI and 800m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation. However there is an opportunity to use the Biodiversity Net Gain requirements to benefit the area and enhance the local ecology.	Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport, connecting into an existing district heating system or providing passive provision for future connection to one and an on-site energy centre would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. There is risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of new on-site areas of open space could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. Other policies encouraging the mitigation of climate change will also assist in meeting this IA objective. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	+	+	+	Overall the Policy has the potential for a positive outcome	No mitigation or enhancement identified.

Table 4 : Policy AN3: Trafford Waters

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (800m) and a dentist (950m) within walking distance of the site. The nearest hospital is 1.6km away. The nearest open space is All Saints Roman Catholic Church, within the allocation. Support for new a new health centre on-site, green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	++	++	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. Delivery of up to 80,000 sqm of new office floorspace and up to 6,700 sqm of commercial floorspace would have a major positive effect on supporting a varied and robust economy. The provision of a new on-site primary school would have a positive effect on supporting education to provide a sustainable labour force for future growth. The site currently has limited public transport and active travel connections.	No mitigation or enhancement identified.

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

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site contains grade I listed Church of All Saints and grade II listed All Saints' Presbytery are in the site. The grade II* listed Barton Bridge, Barton Aqueduct and control tower are to the northeast of the site. The Barton Upon Irwell Conservation Area is in the northeast corner of the site. The site is next to the Manchester Ship Canal, which is a non-designated heritage asset. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development is required to have regard to impacts on heritage assets listed in the Policy. Conservation Officers need to be satisfied that the proposals will not impact the historic assets or their settings.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	N	An Air Quality Management Area is next to the site in the east. The quantity of new mixed-use development could have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development In particular the development should be required to maintain greenfield runoff rates.in accordance with proposed policy.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 80m from the Bridgewater Canal SBI. The site consists of grassland, trees and waterbodies which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation.	Include protection and enhancement of biodiversity features in the policy. Ensure no net loss of carbon sequestering habitats. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	-	A significant portion of the site is in Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. For instance the finished floor levels of the proposed houses are appropriate to mitigate the risk of inundation and bedrooms are not situated on the ground floor; and there are no residences situated on the ground floor of multistoried blocks. Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	+	+	The provision of new on-site areas of open space along with other climate management policies could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale in the long term.	No mitigation or enhancement identified.
Summary	N	N	N	Overall the Policy has the potential for a neutral outcome	No mitigation or enhancement identified.

Table 5 : Policy AN4: Pomona

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' 550m from the site and dentist 700m away. There is a hospital 1.1km away. The nearest open space is at Chester Road, 220m from the site. The site has good access to healthcare facilities and recreational open space. Support for commercial uses meeting local needs, new green infrastructure and active travel would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is on the edge of Manchester city centre, with a wide range of services and facilities. Trafford Bar local centre is 380m away. The nearest school is 500m away. There is a doctors' 550m from the site and dentist 700m away. There is a hospital 1.1km away. The nearest open space is at Chester Road, 220m from the site. Support for commercial uses to meet local needs, green infrastructure and improved active links would have a positive effect on improved access to community facilities and services. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	As large and prominent site, there is potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. The provision of new areas of green space and maximising waterfronts to deliver an active green link along the Manchester Ship Canal and Bridgewater Canal would have a positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.
8	U	U	U	The site contains grade II listed Brindley Weir and is next to the grade II listed Railway Bridge Over Canal. The Bridgewater Canal is a heritage asset. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Conservation Officers should be involved in the design stages of the development to ensure that the historic assets and their settings are not compromised.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	
9	-	-	N	An Air Quality Management Area is next to the site in the south. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The Manchester Ship Canal could provide drainage opportunities but would need to be protected from damage to the water quality through the use of appropriate Sustainable Drainage Systems. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 600m from the Salford Quays SBI. The site consists of grassland and shrub which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. Support for an active green link along the Manchester Ship Canal and Bridgewater Canal capable of wildlife/biodiversity habitat would mitigate negative effects.	Include protection and enhancement of biodiversity features in the policy. Ensure no net loss of carbon sequestering habitats. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	-	-	-	A significant portion of the site is in Flood Zones 2 and 3. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Specify that site flood risk must be addressed and fully mitigated. Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	N	N	The provision of new on-site areas of open space could provide opportunity for a positive effect on ensuring resilience to the predicted effects of climate change. However there is also the potential loss of the existing grassland / scrub. Even with the other policies in the Plan the effect is likely to neutral.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome	No mitigation or enhancement identified.

Table 6 : Policy AN5: Site of the former Stretford Mall, Chester Road, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	++	++	++	The proposed redevelopment of Stretford Mall encompassing approximately 750 new homes would have a major positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2039. The benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive affect and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
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3	+	+	+	There is a dentist currently within the site and a doctors' a little over 400m away. The nearest hospital is 4km from the site. The nearest open space is the adjacent St Matthew's Church. The site has good access to healthcare facilities and recreational open space. Support for a new publicly accessible park would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	++	++	++	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. Supporting mixed-use development at this site in Stretford town centre would support a varied and robust economy and protect and enhance the vitality and viability of town centres. The provision of floorspace for learning institutions would have a positive effect on supporting education to provide a sustainable labour force for future growth.	No mitigation or enhancement identified.

5	+	++	++	The site is nearby Stretford Metrolink stop (280m) and bus stops (nearest less than 10m away). The closest train station is Trafford Park, 960m away. The nearest national cycle network route is 110m away and the nearest public footpath is 280m away. The site is in Stretford town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and this would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	++	++	++	The site is in Stretford town centre and well connected with a range of facilities and services to meet resident's needs. The nearest school is within the site. There is a dentist currently within the site and a doctors' a little over 400m away. The nearest hospital is 4km from the site. The nearest open space is the adjacent St Matthew's Church. Provision for local community uses would have a major positive effect. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all and that local capacity is considered throughout future masterplanning stages.

7	++	++	++	A large and prominent site. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to enhance townscape quality. The provision of high-quality public realm and site frontages; and a new publicly accessible park would have a major positive effect on townscape character.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.
8	U	U	U	The site is nearby the Grade II Listed Civic Theatre, listed Essoldo Cinema, Church of St Matthew and Former Cross Base in St Matthew's Churchyard are near the site. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development and it having regard to impacts on heritage assets listed. There is potential for the development to have a positive impact on the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

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

12	N	N	N	The site is 170m from the Bridgewater Canal SBI and 870m from the Broad Ees Dole LNR and SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation and for Biodiversity Net Gain..	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting into an existing district heating system or providing passive provision for future connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. However, there is risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.

16	+	+	+	The provision of a new publicly accessible park, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	+	+	+	Overall the policy has the potential for a positive outcome	No mitigation or enhancement identified.

Table 7 : Policy AN6: Land west of Skerton Road, Old Trafford

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

2	N	++	++	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time have major positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 3. This means development has the potential to have a greater effect on reducing deprivation.	No mitigation or enhancement identified.
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3	+	+	+	The site has nearby doctors and dentist facilities (approximately 150m and 400m, respectively). The nearest hospital is 2km from the site. Old Trafford Bowling Club is the nearest open space, 50m from the site. The site location has good access to healthcare facilities and recreational open space. Publicly accessible public realm and green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

5	+	+	+	The nearest Metrolink stop is Trafford Bar, 100m from the site, the nearest bus stop is 90m away. The closest train station is Manchester United FC, 770m from the site. The nearest national cycle network route is 450m from the site. The site is close to a local centre. The site location has good access to sustainable transport modes and local facilities. The site is in a highly sustainable location and this would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
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6	+	+	+	The site is 17m from Trafford Bar local centre. The site is 340m from the nearest school. The site has nearby doctors and dentist facilities (approximately 150m and 400m, respectively). The nearest hospital is 2km from the site. Seymour Park is nearest accessible open space, 250m from the site. The site location has good access to healthcare facilities and recreational open space. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and incorporating strong active frontages whilst establishing high visual design standards would have a positive effect on townscape character.	No mitigation or enhancement identified.

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

11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	N	N	N	The site is 800m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to a District Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

15	N	N	N	The site is within Flood Zone 1. There is still risk from Surface Water Flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of green space along with other climate management policies would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome	No mitigation or enhancement identified.

Table 8 : Policy AN7: 499 Chester Road, Old Trafford

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The nearest doctors' and dentist are approximately 600m from the site, the nearest hospital is 1.7km away. Hullard Park is the nearest open space, 300m from the site. The site location has good access to healthcare facilities and recreational open space. Support for accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 200m from Trafford Bar local centre. The site is 390m from the nearest school. The nearest doctors' and dentist are approximately 600m from the site, the nearest hospital is 1.7km away. Hullard Park is the nearest open space, 300m from the site. The site location has good access to healthcare facilities and recreational open space. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and support for a high quality, locally distinctive design would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Empress Conservation Area. Development has the potential to harm or enhance the significance a conservation area. This will depend on the scale, location, design and concentration of development. The policy requiring development to responds sympathetically to the conservation area would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is within an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of green space, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 9 : Policy AN8: 88-118 Chorlton Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 188 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				minimum of 25% affordable housing will contribute towards reducing deprivation. The site is nearby bus stops and local facilities. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 1. This means development will have the potential to reduce deprivation.	

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The site is approximately 200m from the nearest doctors' and 250m from the nearest dentist, the nearest hospital is 900m away. Rainbow Park Play Area is adjacent to the site. The site location has good access to healthcare facilities and recreational open space. Support for accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	-	-	-	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. As the site is currently an employment site there would be a negative effect due to the loss of jobs and light industrial space that is valuable for small to medium sized businesses, the requirements of Policy EJ1 would need to be met for this site to be available for redevelopment.	No mitigation or enhancement identified.

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

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

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to an existing district heating system or providing passive provision for connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	-	-	N	The site is within Flood Zones 1, 2 and 3. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. In the longer term, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of green space, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 10 : Policy AN9: Land on Brixham Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 145 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-30 (0-5 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. Having regard to the Metrolink line to the east and providing noise mitigation would help mitigate negative effects. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.
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3	+	+	+	The site is within walking distance of the nearest doctors' and dentist, both around 300m away. The nearest hospital is 2.2km from the site. Seymour Grove Allotments are adjacent to the site. The site location has good access to healthcare facilities and recreational open space. Support for active travel links and incorporating open space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	-	-	-	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. The site is a partly vacant industrial site, while attrition has meant the site is now mostly vacant the redevelopment of the site will mean that employment land is being lost. Planning policy tests will need to be met for this site to be suitable.	No mitigation or enhancement identified.

5	+	+	+	The nearest Metrolink stop is the Old Trafford stop, 230m from the site; the closest train station is Manchester United FC, 900m away. The nearest bus stop is 100m from the site. The closest national cycle network route is 200m from the site. The site location has good access to sustainable transport modes and local facilities. The site is in a sustainable location and support for attractive travel infrastructure would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
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6	+	+	+	Trafford Bar local centre is 440m away and Warwick Road South neighbourhood centre is 375m away. The nearest school is 80m away. The site is within walking distance of the nearest doctors' and dentist, both around 300m away. The nearest hospital is 2.2km from the site. Seymour Grove Allotments are next to the site. The site location has good access to healthcare facilities and recreational open space. The site is well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	Development has the potential to enhance local character and townscape.	No mitigation or enhancement identified.
8	N	N	N	There are no heritage assets within the vicinity of the site and no effects on the historic environment are expected.	No mitigation or enhancement identified.

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

12	-	-	-	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The adjacent allotments are however designated as Open Space and have benefits to biodiversity. Construction of the proposed development should take care to limit dust and other contaminants entering the site as this would impact on the safety the food grown in the allotments. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation and Biodiversity Net Gain.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel links would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1, but does border Flood Zone 3 so an effective SUDs programme will need to be implemented. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.

16	N	N	N	The site will rely on climate management policies to deliver resilience to the effects of climate change.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 11 : Policy AN10: Lacy Street, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for a approximately 52 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-30 (0-5 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a	No mitigation or enhancement identified.

				minimum of 25% affordable housing will contribute towards reducing deprivation. The site location has good access to sustainable transport modes and local facilities. This will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The redevelopment of a vacant brownfield land on the site may improve the appearance of the area and make it feel more welcoming for people. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 2. This means development will have a greater effect on reducing deprivation.	
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3	+	+	+	There is a doctors' (450m) and a dentist (200m) within walking distance, the nearest hospital is 4km away. The nearest open space is Stretford Cemetery. The site has good access to healthcare facilities and recreational open space. The site has good access to healthcare facilities and recreational open space. Support for active travel links such as to the Bridgewater Way would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

5	+	+	+	The site is nearby a Metrolink stop (Stretford, 120m), bus stops (including one within the site) and Stretford town centre. The closest train station is 1km from the site. National Cycle Network route 82 runs along the site boundary. The nearest public footpath (Right of Way) is 110m away. There is good access to active travel along the Bridgewater Canal. The site location has good access to sustainable transport modes and local facilities. Support for improved active travel links from the site across the A56 to Stretford town centre, sustainable transport links through the site to the Bridgewater Way and improved active travel routes from the site to Stretford Metrolink stop would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
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6	+	+	+	The site is 30m from Stretford town centre, which provides a wide range of local services and facilities. The nearest school is 310m away. There is a doctors' (450m) and a dentist (200m) within walking distance, the nearest hospital is 4km away. The nearest open space is Stretford Cemetery. The site is well connected with a range of facilities and services at Stretford town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The prominent site which includes vacant brownfield land has potential to improve local character and townscape, particularly along the canal. However, the development of the site may result in the loss of mature trees. The support for development having regard to the Bridgewater Canal frontage and contributing to opening up access to the canal from Stretford town centre would have a positive effect.	No mitigation or enhancement identified.

8	U	U	U	The site borders the Bridgewater Canal, which is a heritage asset. The Grade II Listed Essoldo Cinema and the Grade II Listed Civic Theatre are to the north. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	-	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated by the site being nearby sustainable transport modes and local services; support for active travel infrastructure and other planning policies. Impact of air quality on future residents should be taken into consideration in the design of the development.	Ensure other Local Plan policies promote sustainable transport.

10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

12	-	-	-	The site is adjacent to the Bridgewater Canal SBI. It is 830m from the Broad Ees Dole SBI and LNR and 980m from the Chorlton Ees and Ivy Green LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but there are trees on the site which could have biodiversity value and the site borders the Bridgewater Canal, which has biodiversity importance. There is potential for negative effect on biodiversity if not mitigated.	Include protection and enhancement of biodiversity features in the policy. Retain high value trees. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and support for active travel infrastructure, high EPC rating and connecting to an existing or planned heat/energy network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	N	N	N	The site will rely on climate management policies to deliver resilience to the effects of climate change.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 12 : Policy AN11: Empress Mill, Former Trafford Press, Veno Building and Adjacent Land

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 146 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The nearest doctors' and dentist are approximately 1km from the site, the nearest hospital is 4 km away. Virgil St Open Space is the nearest open space, 300m from the site. The site location has good access to healthcare facilities and recreational open space. Support for accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The nearest Metrolink stop is Cornbrook, 700m from the site. There is a bus stop close to the site. The nearest train station is 5km away. The site location has reasonable access to sustainable transport modes and local facilities. The site is in a highly sustainable location and this would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is 700m from Trafford Bar local centre. The nearest doctors' and dentist are approximately 1km from the site, the nearest hospital is 4 km away. Virgil St Open Space is the nearest open space, 300m from the site. The site location has good access to healthcare facilities and recreational open space. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and support for a high quality, locally distinctive design would have a positive effect on townscape character. As would renovating the Empress Mill and the Veno Building from dereliction.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is partially within the Empress Conservation Area, and adjacent to the Grade II Listed Essence Factory. Development has the potential to harm or enhance the significance a conservation area. This will depend on the scale, location, design and concentration of development. The policy requiring development to respond sympathetically to the conservation area would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss or reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	N	N	There are no designated wildlife sites within 1km of the site. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation and Biodiversity Net Gain. There is some grass and scrub onsite which may have some biodiversity value.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	The retention and reuse of the existing buildings will reduce the impact of the development as the amount of embodied carbon released will be lower than if the buildings were demolished. There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The site being nearby sustainable transport modes and local services; and connecting to an existing district heating system or providing passive provision for connection to one would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	No mitigation or enhancement identified.
16	+	+	+	The provision of green space, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 13 : Policy AN12: Land at Thomas Street, Stretford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development for approximately 180 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-35 (0-10 years). Most of the benefits will come in the short/medium term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the North Locality and a minimum of 25% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The nearest doctors' and dentist are approximately 200m from the site, the nearest hospital is 6 km away. Gorse Hill Park is the nearest open space, about 500m from the site. The site location has good access to healthcare facilities and recreational open space. There is also a canal adjacent to the site which could be made available to residents as part of the redevelopment for recreation. Support for accessible public realm and publicly accessible green space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.
4	-	-	-	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. However as the site is currently an employment site (known as the Longford Trading Estate) and currently appears to be at least partially in use, there would be a negative effect due to the loss of jobs and industrial space that is valuable for	Consider the site for mixed use.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				businesses, the requirements of Policy EJ1 would need to be met for this site to be available for redevelopment.	
5	+	+	+	There are several bus stops close to the site. There is a pedestrian walkway that runs along the rear of the site and across a bridge and to Trafford Park rail station. The station is therefore only approximately 500m from the site, this could be made to feel safer as part of any redevelopment scheme to promote its use. The site location has reasonable access to sustainable transport modes and local facilities. The site is in a highly sustainable location and this would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is about 200m from Gorse Hill local centre. The nearest doctors' and dentist are approximately 200m from the site, the nearest hospital is 6 km away. Gorse Hill Park is the nearest open space, about 500m from the site. The site location has good access to healthcare facilities and recreational open space. There is also a canal adjacent to the site which could be made available to residents as part of the redevelopment for recreation. The site is nearby a local centre and well connected with a range of facilities and services to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	Ensure any new provision is accessible to all.
7	+	+	+	The provision of public realm, green space and support for a high quality, locally distinctive design would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is not within an AQMA. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by the site being nearby sustainable transport modes and local services; and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	N	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. However this site contains decommissioned gasholders and the land will be contaminated from this previous use. Decontamination and remediation of the site will be required before the site can be redeveloped. The Health and Safety Executive (HSE) should be involved at all stages and every care taken not to contaminate the adjacent canal.	Consider adding the need to decontaminate the site in line with HSE advice before development commences. Link the Policy to Plan Policy BE6 Hazardous Installations. Consider how to avoid the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	+	+	+	The Bridgewater Canal SBI runs adjacent to the site along the eastern boundary. Redevelopment of the site offers the potential to enhance the local biodiversity and the resident's access to nature. The majority of the site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities Biodiversity Net Gain. There are some trees on site which should be retained if possible.	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	The provision of green space, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 14 : Policy AN13: Land to East and West of A5181 (Kellogg's Plant) Park Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 6.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. The site is near a residential area, so there is potential to affect the wellbeing of residents through noise, dust, light and smell but this will depend on the employment uses proposed.	Apply other policies to mitigate effects of noise, dust, light and smell pollution.
4	++	++	++	The proposed development for 45,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward as phased delivery 22,500sqm 2025-30 (0-5 years) and 22,500sqm in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. The development would support economic development in a location easily accessible by sustainable transport.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Trafford Park railway station (160m) and has an adjacent bus stop. The nearest Metrolink stop is 1.1km away. National Cycle Network route 82 runs along the site boundary. The nearest public footpath (Right of Way) is 820m from the site. The site would be easily accessible and well served by public transport, walking and cycle routes Support for contributions towards public transport and active travel; connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	Improving public realm, enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; and providing an enhanced waterside environment would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	N	N	N	The canal is viewed as a heritage asset and should be respected as part of any redevelopment scheme.	No mitigation or enhancement identified.
9	-	-	N	An Air Quality Management Area is in the site. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning and Government policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	The site is adjacent to the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation and Biodiversity Net Gain. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a district heat network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	-	-	N	A small part of the site is within Flood Zone 2. There is risk from Surface Water Flooding. Without mitigation or avoidance there could be long-term negative impact on the site and local area. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. Along with other climate management policies the effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall the Policy has the potential for a positive outcome.	No mitigation or enhancement identified.

Table 15 : Policy AN14: Site of SCA Hygiene Products, Trafford Park Road, Trafford Park

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 5.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.
4	++	++	++	The proposed development for 10,800 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is 760m from the Parkway Metrolink stop and 1.1km from the nearest train station. There is a bus stop adjacent to the site. The nearest national cycle network route is 760m from the site. Support for contributions towards public transport and active travel; connections to public transport nodes and active travel routes; and prioritising the use of non-road based forms of transport for employees and freight would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	Improving public realm, enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; incorporating tree planting and publicly accessible open space; would have a positive effect on the townscape and character of Trafford Park.	No mitigation or enhancement identified.
8	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.
9	-	-	N	An Air Quality Management Area is in the site. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning and Government policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would have a positive effect on water quality. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	N	+	+	The site is 490m from the Trafford Ecology Park SBI and LNR. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation and Biodiversity Net Gain. The support for a Greener Trafford Park would have a positive effect on providing opportunities to enhance wildlife in the medium term.	No mitigation or enhancement identified.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	+	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. However, the policy supports the decarbonisation of Trafford Park with the target of becoming net zero carbon by 2038. This would be achieved by connecting to/providing a Heat and Energy Network, setting out how any carbon generating uses will be off-set onsite and improving sustainable transport infrastructure. These could lead to an overall positive effect in the long term as carbon emissions decrease.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is some risk from Surface Water Flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	+	+	+	Enhancing green infrastructure corridors, achieving a Greener Trafford Park by development being landscape-led; and incorporating tree planting and publicly accessible open space would have a positive effect on ensuring resilience to the predicted effects of climate change. If this is implemented along with other climate management policies the effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	+	+	+	Overall the policy has the potential for a positive outcome.	No mitigation or enhancement identified.

Table 16 : Policy AN15: 2 Brindley Road, Old Trafford

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Supporting sustainable modes will help ensure that employment opportunities are well connected with communities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 4.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health. The site is near a residential area and proposed housing allocations, so there is potential to affect the wellbeing of residents through noise, dust, light and smell. Incorporating appropriate noise mitigation measures to ensure noise from HGV movements along the access road to not detrimentally impact nearby residential receptors would mitigate negative effects.	Apply other policies to mitigate effects of noise, dust, light and smell pollution.
4	++	++	++	The proposed development for a minimum of 19,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is near Trafford Bar Metrolink stop (110m) and is adjacent to bus stops. Manchester United FC train station is 880m from the site. The nearest national cycle network route is 730m from the site. The site location has good access to sustainable transport modes. The site is in a sustainable location and support for minimum levels of cycle parking and appropriate financial contribution to improved public transport service provision would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	+	+	+	Being designed to respond sensitively to the nearby Empress Conservation Area and its setting would have a positive effect on townscape.	No mitigation or enhancement identified.
8	U	U	U	The Empress Conservation Area is to the east of the site. If the development is designed to respond sensitively to the nearby Empress Conservation Area and its setting it would have a positive effect on conserving heritage. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9	-	-	N	The site is in an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning and Government policies.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 680m from the Salford Quays SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees bordering the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. The support for sustainable transport modes would restrict carbon emissions. However, emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. The negative effect would be national in its scale and long lasting.	Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. There is risk of surface water flooding. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	N	N	There is no significant link between this policy and climate change resilience. Although if the climate management policies are utilised there is potential f	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Trafford South – Site Allocations

Table 17: Policy AS1: Land at Oakfield Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 100 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 8.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (330m), a dentist (230m) and a hospital (270m) within walking distance of the site. The nearest open space is 170m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to the Metrolink line could cause noise pollution and have a negative effect on wellbeing. The requirement to incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would help mitigate this. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing. The retention of the ice rink is likely to be positive for the community.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. The proposed development includes the continued operation of the ice rink (for the short to medium term) that is onsite. This would have a positive effect on economic growth and job creation. Supporting mixed-use development at this site in Altrincham town centre would protect and enhance the vitality and viability of town centres.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	++	++	++	The site is next to Altrincham railway station, Metrolink stop and bus station. The nearest public footpath is 190m from the site. The site is in Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for active travel linkages to surround area, active travel improvements to Moss Lane and contributions towards strategic active travel schemes would have a major positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Altrincham town centre, which provides a wide range of facilities and services. The nearest school is 260m away. There is a doctors' (330m), a dentist (230m) and a hospital (270m) within walking distance of the site. The nearest open space is 170m from the site. The site is well connected with a range of facilities and services at Altrincham town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	A large and prominent site. Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality.	Due to the scale and prominence of the site, a design code or development brief is recommended to ensure that there is coordinated development that conserves and enhances townscape character.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is nearby the Grade II Listed Stamford House, Clock Tower, and Station Hotel and adjacent to the Stamford New Road Conservation Area. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the listed buildings and Conservation Area will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings and offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 300m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes vegetation which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees on the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network and seeking opportunity to connect to nearby publicly owned buildings would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	N	N	There is no significant link between this policy and climate change resilience. Although if the climate management policies are utilised there is potential f	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 18: Policy AS2: Land at New Street, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 88 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2025-2030 (0-5 years). Most of the benefits will come forward in the short/medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and 35 affordable homes would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

2	N	+	+	Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and 40% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects. The allocation has an average Index of Multiple Deprivation Decile of 9.	No mitigation or enhancement identified.
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3	+	+	+	There is a doctors' (120m), a dentist (60m) and a hospital (100m) within walking distance of the site. The nearest open space is at St John's Church, 170m from the site. The site has good access to healthcare facilities and recreational open space. The close proximity to commercial uses could cause noise pollution and have a negative effect on wellbeing. The requirement to incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution would help mitigate this. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

5	+	+	+	The site is near Altrincham railway station (450m), Metrolink stop (390m) and bus station, the nearest bus stop is 60m from the site. The nearest public footpath is 390m from the site. The site is near Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for providing active travel links with Altrincham town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	The site is in Altrincham town centre, which provides a wide range of services and facilities. The nearest school is 320m away. There is a doctors' (120m), a dentist (60m) and a hospital (100m) within walking distance of the site. The nearest open space is at St John's Church, 170m from the site. The site is well connected with a range of facilities and services at Altrincham town centre to meet resident's needs. There are opportunities for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.

7	+	+	+	The provision of high quality green infrastructure, publicly accessible open space and providing appropriate design to enhance nearby heritage assets would have a positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	There are nearby designated and non-designated heritage assets. The site is adjacent to the Stamford New Road, The Downs and Old Market Place Conservation Areas. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the Conservation Areas will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings and offices could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 770m from the Dunham New Park SBI and 850m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land but includes trees which could have some biodiversity value. There is potential for negative effect on biodiversity if not mitigated.	Retain high value trees on the site. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, elevated green spaces, SuDS and tree planting would, along with other climate management policies, have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 19 : Policy AS3: Land at Moss Lane, Balmoral Road, Altrincham

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 60 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2035-39 (11-14 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with a town centre and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	N	+	The allocation has an average Index of Multiple Deprivation Decile of 8. Providing a range of dwelling sizes and types which help meet the identified housing needs for the South Locality and a minimum of 45% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	There is a doctors' (4600m), a dentist (360m) and a hospital (410m) within walking distance of the site. The nearest open space is Stamford Park, 110m from the site. The site has good access to healthcare facilities and recreational open space. Support for high-quality green infrastructure, publicly accessible open space and active travel would have a positive effect on health and wellbeing.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities. The provision of active frontages on Oakfield Road and Moss Lane will also assist in the site facilitating economic growth.	No mitigation or enhancement identified.
5	+	+	+	The site is near to Altrincham railway station (150m), Metrolink stop (170m) and bus station, the nearest bus stop is 60m from the site. The nearest public footpath is 130m from the site. The site is in Altrincham town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for using active travel links with Altrincham town centre would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Altrincham town centre is 26m away, which provides a wide range of local services and facilities. The nearest school is 180m away. There is a doctors' (4600m), a dentist (360m) and a hospital (410m) within walking distance of the site. The nearest open space is Stamford Park, 110m from the site. The site is near Altrincham centre and well connected with a range of facilities. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	The provision of high quality green infrastructure, publicly accessible open space, locally distinctive design and providing active frontage would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The site is near the Stamford New Road Conservation Areas. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Achieving a high quality, local distinctive design which responds sympathetically to the Conservation Area will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is not in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Urban Drainage system on site would have a positive effect on water quality. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	+	+	+	The site is 220m from the King George V Pool SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. The site consists of previously developed land and would allow avoidance of damage to wildlife and opportunities for mitigation.	Retain high value trees bordering the site.

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

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. There is risk from surface water flooding. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	+	+	+	The provision of high-quality green infrastructure including landscaping, SuDS and tree planting, along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. The effects would be positive at a local scale and long lasting.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 20: Policy AS4: Land at Dairyhouse Lane, Broadheath

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The provision of employment land will enable opportunity to ensure that employment is well-connected with housing. This will help support existing residents and future residents of new housing.	No mitigation or enhancement identified.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8. The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	The provision of employment land will provide greater employment opportunities, which will help reduce unemployment and deprivation. Unemployment and deprivation can cause negative effects on health and wellbeing; reducing them is likely to have a positive effect on health.	No mitigation or enhancement identified.

				Carrying out a noise assessment and incorporate noise and air quality attenuation measures and management plans to ensure acceptable living conditions in terms of noise, vibration and pollution for nearby sensitive noise receptors would help mitigate negative effects.	
4	++	++	++	The proposed development for 12,000 sqm of industrial and warehousing floorspace would have a major positive effect on economic growth and job creation. This allocation is anticipated to come forward for delivery in 2039+ (15+ years). Most of the benefits will come in the medium/long term.	No mitigation or enhancement identified.
5	+	+	+	The site is not in short walking distance of public transport options, with the closest Metrolink Stop and train station 1.8km from the site. There is a bus stop 10m from the site. National Cycle Network route 62 runs past the site, a public footpath is 10m from the site. A majority of employees at the site would likely choose to travel by car. Support for improvements to the TransPennine Trail and/or other active travel routes would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport.	Include support for contributions towards improved public transport connections to the site. Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

				Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	
6	N	N	N	The allocation does not help increase access to community infrastructure.	No mitigation or enhancement identified.
7	N	-	-	The site is greenfield bordering Green Belt and development would extend the urban area into the countryside. There would be a negative effect on landscape overall but the retention of good quality trees, responding to the qualities of the Landscape Character Areas, landscape buffers to strengthen the boundary to the Green Belt, delivery of high quality green infrastructure, Sustainable Drainage Systems and tree planting would provide some mitigation.	No further mitigation or enhancement identified.

8	U	U	U	The site is near the non-designated heritage asset Cinderland Crossing Cottage. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Having regard to heritage assets as informed by a detailed heritage impact assessment would have a positive contribution to conserving the historic environment.	No mitigation or enhancement identified.
9	-	-	-	The site is not near an Air Quality Management Area. The quantity of development would be expected to have a detrimental impact on the local air quality to some extent by more industrial activity, more HGVs on roads and more commuting traffic. However, while this would be mitigated overtime by support for air quality attenuation measures and sustainable modes of transport promoted by other planning policies. The change of use of the site will permanently negatively effect aspects of the site's air quality.	Effective monitoring and management of AQMAs and the introduction of specific measures to tackle and improve Air Quality. Ensure these provisions are addressed through policies and the infrastructure delivery plan.

10	-	-	-	The site consists of greenfield land and is classed as grade 2 agricultural land. The loss of greenfield land and the loss of best and most versatile agricultural land would have a negative effect on the objective, which would be local and permanent.	Further investigation into agricultural land quality and how impact on grade 2 agricultural land could be avoided. Consider how development of derelict land, properties, buildings and infrastructure could be encouraged instead of greenfield development. Consider avoiding the risk of contamination during construction.
11	U	U	U	It is assumed that the safeguards and licensing regimes in place outside the planning system would be sufficient to mitigate the potential effects from industrial and manufacturing processes. Development of industry and warehousing could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, incorporating a Sustainable Drainage system on site would have a positive	No mitigation or enhancement identified.

				effect on water quality. At this point, the potential effect is unknown.	
12	-	-	-	The site is 230m from the Bridgewater Canal SBI, 520m from the Black Moss Covert SBI and 800m from the Dunham New Park SBI. The site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. It would be difficult to fulfill the required 10% uplift for Biodiversity Net Gain.	Compensate for woodland loss. Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

14	-	-	-	Emissions arising both from the industrial processes and the operation of buildings are likely to increase carbon emissions. There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Connecting to/providing a Heat/Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Compensate for woodland loss, ensuring no net loss of carbon sequestering habitat. Ensure policy covers an effective implementation of energy performance standards.
15	N	N	N	The site is within Flood Zone 1. The development of new employment land could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, incorporating a Sustainable Urban Drainage system on site as part of on-site landscaping would reduce flood risk.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	-	-	-	The loss of carbon sequestering vegetation and the paving of a greenfield is likely to have a negative impact for mitigating the effects of climate change.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Trafford Central – Site Allocations

Table 21 : Policy AC1: Land at Stanley Square, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 75 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 5. Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
3	+	+	+	There is a doctors' (320m) and a dentist (190m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is 10m from the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, new on-site publicly accessible open space and urban greening would have a positive effect on supporting improved health and wellbeing of the population. Noise reduction strategies and air quality improvements would help mitigate negative effects.	No mitigation or enhancement identified.
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	The site is nearby Sale Metrolink stop (200m) and bus stops (the nearest is adjacent to the site). The nearest train station is 3.2km from the site. The nearest National Cycle Network route and public footpath are both approximately 75m from the site. The site is in Sale town centre and well connected with a range of facilities and services to meet residents' needs. The site is in a highly sustainable location and support for active travel improvements would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	The site is in Sale town centre, which provides a wide range of local services and facilities. The nearest school is 130m away. There is a doctors' (320m) and a dentist (190m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is 10m from the site. The site is in Sale centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
7	N	+	+	Potential for significant public realm improvements in the medium and long term. Other planning policies exist to protect townscape quality. Urban greening interventions, active street frontages, enhancing public realm and responding positively to the character of Sale town centre would have a major positive effect on townscape character.	No mitigation or enhancement identified.
8	U	U	U	The site is opposite the Grade II Listed church of St Paul and nearby the Grade II Listed Tatton Cinema, and Grade II Listed Lloyds Bank At Junction With Tatton Road. Development has the potential to harm or enhance the significance of the site's heritage assets and those beyond. This will depend on the scale, location, design and concentration of development. Development having regard to impacts on heritage assets listed in the Policy will have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
9		-	N	The site is close to an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning policies.	Ensure other Local Plan policies promote sustainable transport.
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.
12	-	-	-	The site is 80m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. Part of the site consists of grassland and trees which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation	Include protection and enhancement of biodiversity features in the policy. Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport and connecting to/providing a Heat and Energy Network would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.
16	N	N	N	Urban greening interventions along with other climate management policies, would have a positive effect on ensuring resilience to the predicted effects of climate change. However the loss of the established trees and ability of new landscaping to remediate this loss make the overall effect neutral.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 22 : Policy AC2: Land at Sale Lido / Oaklands Drive, Sale

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 45 new homes would have a positive effect on meeting housing needs. This allocation is anticipated to come forward for delivery in 2030-35 (6-10 years). Most of the benefits will come in the medium/long term. Delivering a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing would have a positive effect on ensuring an appropriate mix of housing sizes, types and tenures and meeting affordable housing needs. Housing would be well-connected with employment land, centres and green space. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.
2	N	+	+	The allocation has an average Index of Multiple Deprivation Decile of 8.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				Providing a range of dwelling sizes and types which help meet the identified housing needs for the Central Locality and a minimum of 30% affordable housing will contribute towards reducing deprivation. Supporting sustainable modes will help ensure that communities are well connected, and residents have improved access to community facilities, thereby also promoting social inclusion. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	
3	+	+	+	There is a doctors' (130m) and a dentist (150m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is at Park Road at 400m or Kelsall Street, 700m from the site. The site has good access to healthcare facilities and recreational open space. Support for active travel, green infrastructure and publicly accessible open space would have a positive effect on supporting improved health and wellbeing of the population.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
4	+	+	+	New housing developments facilitate economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area through, for example, providing employees and a community to spend in local retail, services and facilities.	No mitigation or enhancement identified.
5	+	+	+	The site is near Sale Metrolink stop (550m) and bus stops (the nearest is 10m away). The closest train station is 3km from the site. The nearest National Cycle Network route is 330m from the site and the nearest public footpath is 420m away. The site is near services and facilities at Sale town centre. Support for contributions to improving active travel infrastructure and improving the pedestrian/cyclist cross point would have a positive effect on ensuring sufficient coverage and capacity of sustainable transport. Ensuring that utilities/digital infrastructure can support development is not included in the Policy.	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
6	+	+	+	Sale town centre is 40m away, which provides a wide range of local services and facilities. The nearest school is 40m away. There is a doctors' (130m) and a dentist (150m) within walking distance of the site, the nearest hospital is 4.3km away. The nearest open space is at Park Road at 400m or Kelsall Street, 700m from the site. The site is near Sale town centre and well connected with a range of facilities and services to meet resident's needs. Opportunities would be provided for residents to use active travel and public transport to meet their needs.	No mitigation or enhancement identified.
7	+	+	+	A prominent vacant site with potential for significant public realm improvements in the medium and long term. Principal elevations along A56 frontage to promote vitality and sense of place; appropriate transitions in scale to the rear, being sensitive to the site's historic and architectural significance; a comprehensive landscaping scheme, public realm improvements and green buffers along the A56 would have a positive effect on townscape character.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	U	U	U	The Grade II Listed Tatton Cinema is to the north. This site comprises a historically significant former leisure site, originally constructed in the 1930s as a modernist Art Deco lido. Development has the potential to harm or enhance the significance of heritage assets. This will depend on the scale, location, design and concentration of development. Development being sensitive to the site's historic and architectural significance would have a positive contribution to conserving the historic environment.	Development proposals must be informed by comprehensive Heritage Assessments that fully explore the area's heritage assets and their setting, their significance and how the development would positively respond to that significance.
9	-	-	N	The site is in an Air Quality Management Area. The quantity of new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads. However, this would be mitigated overtime by sustainable modes of transport promoted by the allocation and other planning and Government policies.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	+	+	+	Development of the site would use previously developed land and reduce development pressure on greenfield sites. There would be no loss of best and most versatile agricultural land. The positive effect would be local and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	Development of new dwellings could be expected to result in the loss of reduction of natural water storage capacity and demand on water resources. The impact would need to be considered cumulatively. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. At this point, the potential effect is unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	-	-	The site is 410m from the Bridgewater Canal SBI. The site is separated from other designated wildlife and geological sites by built development and significant distance. There are substantial trees across the site which could contribute towards biodiversity value. The loss of these would have a negative effect on nature conservation. A comprehensive landscaping and tree planting scheme to mitigate the loss of tree cover and enhance site biodiversity would help mitigate negative effects.	Retain high quality trees bordering the site. Apply other planning policies to ensure harm is avoided or mitigated.
13	-	-	-	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. The effect would be long lasting and local in its nature.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	N	N	N	The site is within Flood Zone 1. The development of new dwellings could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. Overall, the effect is expected to be neutral.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	N	N	N	Delivery of high-quality green infrastructure including tree planting, urban greening and green buffers, along with other climate management policies, 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. However the initial loss of established trees would result in a loss that will take time to replace.	No mitigation or enhancement identified.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.

Table 23 Policy GT1: Land known as Philomena's Court, Eeasebrook, Urmston.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
1	+	+	+	The proposed development of approximately 5 Gypsy and Traveller Pitches on greenfield in the Green Belt would have a positive effect on meeting housing needs for the community. This allocation is anticipated to come forward for delivery in 2025-30 (0-5 years). Most of the benefits will come in the short/medium term. Supporting improvements in the energy efficiency and resilience of the housing stock is not included in the Policy but it is addressed by other policies in the Local Plan.	Consider including specific reference to specific groups to meet identified housing needs in the local area.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
2	+	+	+	Providing these pitches fulfils a vital need in the Gypsy Traveller and Travelling Showpeople community. The Council will work to ensure that those using the pitches are aware of the services and support that is available to them. The effects would not be immediate but would in time be positive and would have cumulative long-term positive effects.	No mitigation or enhancement identified.
3	+	+	+	As the site in the Green Belt and deliberately situated outside the urban area of Trafford to meet the needs of the Gypsy Traveller and Travelling Showpeople community. There are doctors in Urmston Stretford Road and the local shopping parade is Church Road/Chassen Road junction, Urmston, which is a short drive away. The site is situated in the Green Infrastructure Network. Provision of an established set of pitches with a septic tank and other supporting infrastructure will ensure the wellbeing of the community.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				Overall the policy would have a positive effect on supporting improved health and wellbeing of the community.	
4	+	+	+	Although small the establishment of the site would facilitate some economic growth and some job creation, particularly during construction. Sufficient housing is required to support a strong economy in the area.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
5	+	+	+	As the site in the Green Belt and deliberately situated outside the urban area of Trafford to meet the needs of the Gypsy Traveller and Travelling Showpeople community. There are doctors in Urmston Stretford Road and the local shopping parade is Church Road/Chassen Road junction, Urmston, which is a short drive away. The site is situated in the Green Infrastructure Network. Provision of an established set of pitches with a septic tank and other supporting infrastructure will ensure the wellbeing of the community	Consider the ability of the local utilities/digital infrastructure network to support development and feasibility into requirements.
6	+	+	+	As the site in the Green Belt and deliberately situated outside the urban area of Trafford to meet the needs of the Gypsy Traveller and Travelling Showpeople community it There are doctors in Urmston Stretford Road and the local shopping parade is Church Road/Chassen Road junction, Urmston, which is a short drive away. The site is situated in the Green Infrastructure Network.	No mitigation or enhancement identified.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
				Provision of an established set of pitches with a septic tank and other supporting infrastructure will ensure the wellbeing of the community. Opportunities could be provided for residents to use active travel and public transport to meet their needs.	
7	-	-	N	As the site is in the Green Belt there is potential for there to be a negative impact on the local landscape. However if managed properly in the long term this should be a neutral impact.	Apply other planning policies to ensure harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
8	N	N	N	There are no known heritage assets within the vicinity that would be affected by development at this site.	No mitigation or enhancement identified.
9	-	N	N	The site is not an Air Quality Management Area. While new development would be expected to have a detrimental impact on the local air quality to some extent by the likely increase of traffic on roads this site is limited in size so will over time have a neutral impact on air quality.	Ensure other Local Plan policies promote sustainable transport.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
10	-	-	-	Development of the site would occur on greenfield land. However as the site is not substantial there would limited loss of agricultural land. The negative effect would however be minor, localised and permanent.	Consider avoiding the risk of contamination during construction.
11	U	U	U	There would need to be some water storage placed on the site or the water infrastructure extended to service the site. However the long term effect of this are unknown.	Other policies related to water management and quality should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
12	-	N	N	The site is in the Green Belt and the Green Infrastructure Network. While the development of the site will be potentially disruptive for the local biodiversity if the site is properly managed it should not suffer irreputable harm.	Apply other planning policies to ensure harm is avoided or mitigated.
13	N	N	N	The site is not within a Mineral Safeguarding Area. New development would be likely to have a negative effect on the waste generated within the borough across the plan period. However a site of this size should not generate excessive waste if it is properly managed.	Other policies within the local plan cover provision of waste recycling facilities and should be implemented alongside the delivery of new development.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
14	-	-	-	There will be opportunity to use sustainable construction techniques and, over time, more low carbon technologies will become more available. Enhancements to sustainable transport would restrict carbon emissions. However, new development would be expected to increase carbon emissions overall during construction, occupation and movement of people. The negative effect would be national in its scale and long lasting.	Apply other plan policies to ensure that harm is avoided or mitigated.
15	-	-	-	The site is within Flood Zone 2. The development of the new pitches could be expected to reduce natural water storage capacity and could result in minor negative impact on flood risk. However, development schemes can be an opportunity to improve drainage systems and/or install new infrastructure that are beneficial to the wider area. The site is also on an identified aquifer which would be at risk of contamination. Safe ingress and egress to the site should be established so that the site could be safely evacuated if necessary.	Apply other plan policies to ensure that harm is avoided or mitigated.

IA Objective	Short-term impact	Medium-term impact	Long-term impact	Supporting Comments	Mitigation
16	U	U	U	As the site is in the Green Belt and the Green Infrastructure network. The impact of the other effects of climate change is unknown.	Apply other planning policies to ensure harm is avoided or mitigated.
Summary	N	N	N	Overall, the policy has the potential for a neutral outcome.	No mitigation or enhancement identified.