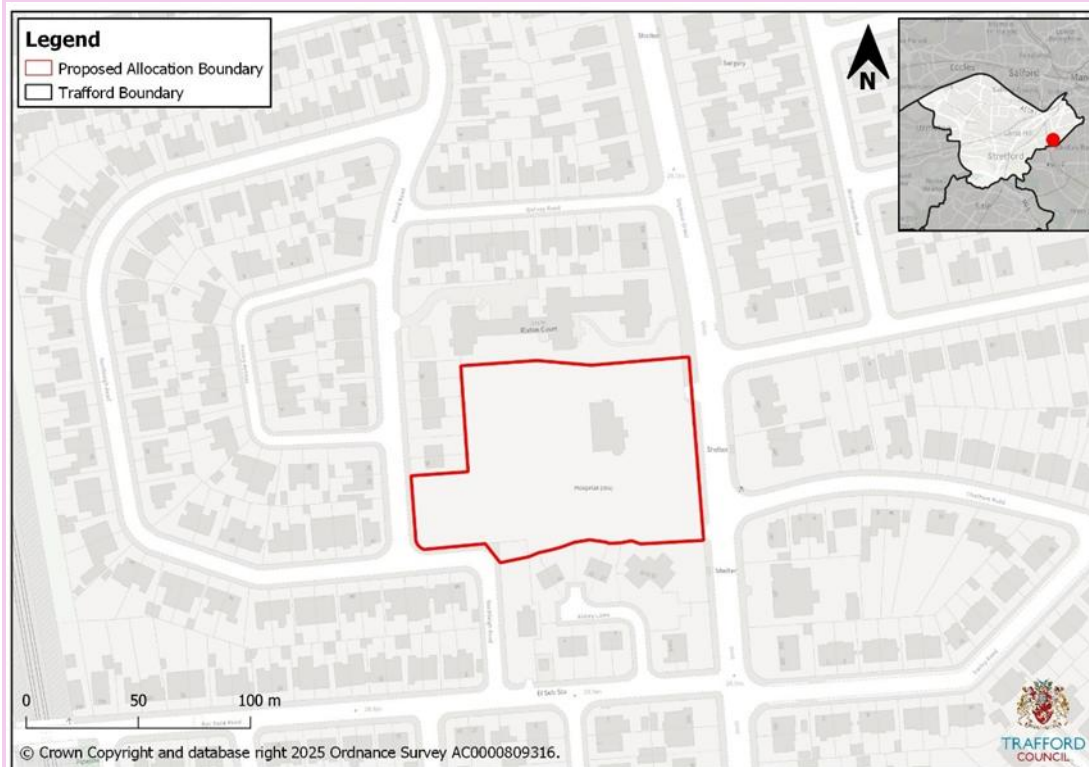


## AN11: Site of the former Stretford Memorial Hospital



<b>Address:</b>	Site of the former Stretford Memorial Hospital, Seymour Grove, Old Trafford			
<b>Site Size (Ha):</b>	1.79			
<b>Allocated for:</b>	60 dwellings			
<b>Anticipated delivery time scale:</b>	<b>2025-2030</b>	<b>2030-2035</b>	<b>2035-2042</b>	<b>2042+</b>
	<b>0-5</b>	<b>6-10</b>	<b>11-17</b>	<b>18+</b>
	0	60	0	0

### **AN11: Site of the former Stretford Memorial Hospital Site Requirements**

Site of the former Stretford Memorial Hospital is allocated for a minimum of 60 dwellings.

Development of this site will be required to:

- A. Deliver a range of dwelling sizes and types, with a focus on family housing, which help to meet the identified housing need for the North Locality, as set out in Policy R4, and have regard to the latest housing needs assessment;
- B. Make provision for a minimum of 25% affordable housing, in accordance with the North Locality requirements of Local Plan Policy R3 and R3N;
- C. Ensure the site access does not compromise the delivery of the Seymour Grove cycle scheme;
- D. Provide active travel infrastructure linking the site to the emerging Seymour Grove cycle scheme; and
- E. Respect the setting of the former Stretford Memorial Hospital and incorporate this into the design of the scheme.

- 2.116. The site is located off Seymour Grove and was previously the Stretford Memorial Hospital. Many of the buildings on site have been demolished and only the memorial hospital, which is of heritage significance, remains. This is located in the centre of the site. The design of scheme must therefore have regard to this building and capitalise on this asset.
- 2.117. The site is in a highly sustainable location close to strategic active travel routes and the Metrolink stops at Trafford Bar and Firswood. PfE Policy JP-H4 states that development in this area should be a minimum of 70 dph. However, this is not appropriate for this site given the heritage constraints and the character of the surrounding area. A density of around 40dph is therefore required. This will ensure the design of the scheme can respond to the heritage asset while delivering family housing on the site, helping to increase the range of house types in the north locality.

- 2.118. The Seymour Grove active travel scheme is adjacent to the site and development will need to link to this. The site is also close to strategic active travel routes on Talbot Road to the north, and the Chorlton to Manchester City Centre route to the south of the site which will support a greater sustainable mode share for this development.

**Consultation Question 2-21**

Do you support this proposed allocation? Yes / No

**Consultation Question 2-22**

Do you support the proposed use, amount and phasing of development? Are there any other specific issues or local features that should be considered for the site?