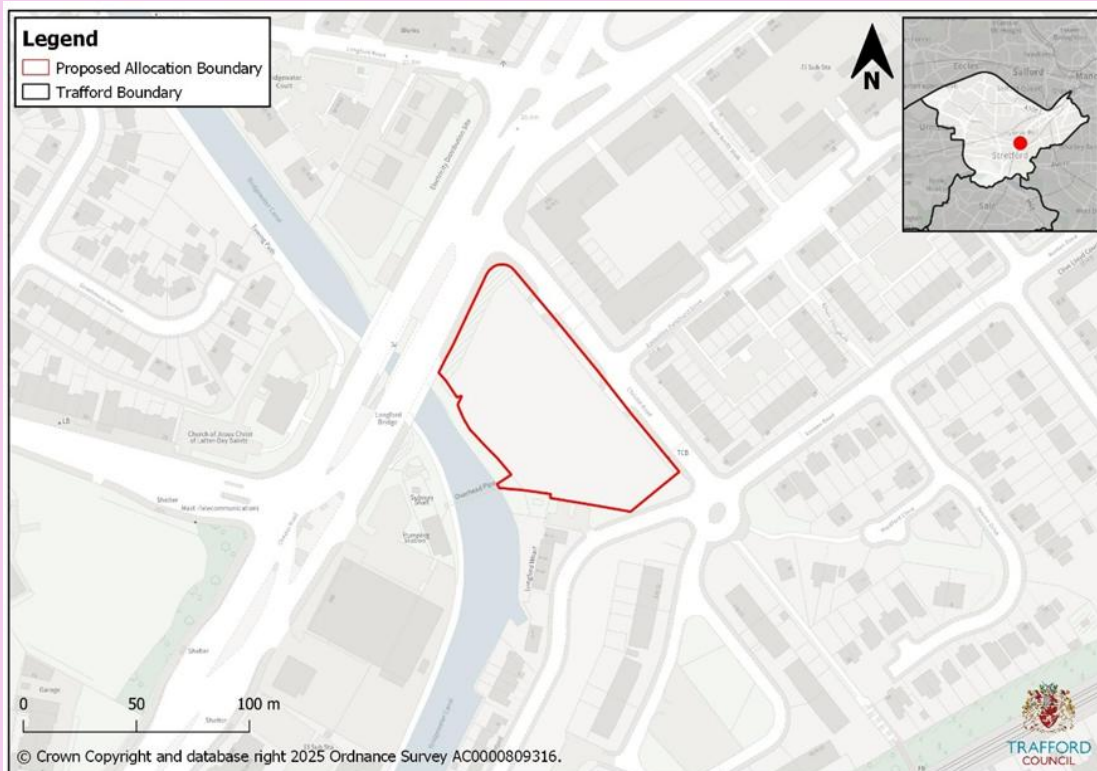


AN12: Land at Christie Road, Stretford



Address:	Land at Christie Road, Stretford			
Site Size (Ha):	0.54			
Allocated for:	60 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	60	0	0	0

AN12: Land at Christie Road, Stretford Site Requirements

Land at Christie Road, Stretford is allocated for a minimum of 60 new homes. Development of this site will be required to:

- A. Be delivered at a density of around 150dph, reflecting the site's highly accessible location directly adjacent to strategic active travel routes and close to the Stretford Metrolink Stop;
- B. Deliver a range of dwelling sizes and types 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;
- C. Make provision for a minimum of 25% affordable housing, in accordance with the North Locality requirements of Local Plan Policy R3 and R3N;
- D. Provide active travel infrastructure, linking the site to the Talbot Road / Chester Road strategic active travel route;
- E. Consider the Bridgewater Canal frontage in the design of the scheme; and
- F. Have regard to surrounding designated and non-designated heritage assets, including St Ann's Church and the Bridgewater Canal.

- 2.119. The land at Christie Road is a highly sustainable site, located close to the A56 Chester Road and Talbot Road. To the east of the site is a recently completed residential development of a mix of houses and apartments. The site has a current planning permission for 60 homes.
- 2.120. The site is situated on the strategic walking, wheeling and cycling network, where there is existing high quality active travel infrastructure on Talbot Road and Chester Road. The site must provide appropriate active travel infrastructure linking to these routes.
- 2.121. The south west boundary of the site borders the Bridgewater Canal and this frontage must be considered in the design of the scheme.

Consultation Question 2-23

Do you support this proposed allocation? Yes / No

Consultation Question 2-24

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?