

AN14 – AN24: Sites between 10-49 dwellings

Sites of between 10-49 dwellings listed in this policy are allocated for residential development in the Trafford North locality. Site plans of each allocation are at Appendix 1.

Development should meet the following policy requirements, along with other relevant policies in the adopted Trafford Development Plan.

Development will be required to:

- A. 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;
- B. Provide a minimum of 25% affordable housing on site, in accordance with Policy R3N;
- C. Meet the requirements of Policy JP-H4, where appropriate, and consider opportunities to exceed minimum density requirements ensuring the most efficient use of land in the most sustainable locations;
- D. Connect to an existing or planned heat/energy network, for sites which are located with the opportunity areas identified in PfE Policy JP-S3 and Local Plan Policy RT2;
- E. Contribute to improvements along the A56 corridor to support a greater sustainable mode share, including improved crossing facilities, cycle infrastructure and pedestrian space;
- F. Facilitate and contribute to strategic walking, wheeling and cycling schemes, and ensure, where appropriate, developments are connected to these routes;
- G. Provide car and cycle parking provision which has regard to a site's location and proposed use. A lower level of car parking provision should be considered for sites within town centres and the most sustainable locations;
- H. Provide education and health facilities / contributions in accordance with PfE Policy JP-P5 and Policy JP-P6;
- I. Protect and enhance existing green infrastructure corridors and opportunity areas;
- J. Provide open space, in accordance with Policy OS1 requirements; and

K. Be designed around a landscape-led strategy that considers the network of public spaces, green spaces and corridors throughout the site and surrounding area.

Ref	Site	Site size (ha)	Dwellings	Anticipated delivery timescale			
				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
AN14	332-340 Chester Road	0.17	31	31			
AN15	Greatstone Hotel	0.3	30		30		
AN16	Land at Avondale Road	0.70	28			28	
AN17	Former Boat Yard, Edge Lane	0.21	28		28		
AN18	Former Vehicle Repair Workshop, Green Street	0.20	20		20		
AN19	Former Northumberland and Public House, Chester Road	0.09	20			20	
AN20	York House, 1 Bridgenorth Avenue	0.17	18	18			
AN21	Essoldo Cinema, Edge Lane	0.59	10		10		
AN22	Robin Hood Hotel, 125 Barton Road	0.34	15		15		
AN23	Trafford Park Hotel	0.18	15	15			
AN24	Land between 182/182a Park Road	0.46	13		13		

- 2.127. Medium sized sites of between 10 – 49 dwellings will make an important contribution to the housing land supply in the north locality. Many of these sites are in highly sustainable locations, close to the existing Metrolink, bus and walking, wheeling and cycling network.
- 2.128. Given the sustainable location of many of the sites regard has been given to the PfE Policy JP-H4 density requirements and, where appropriate, opportunities identified for where the density can be increased beyond the minimum requirements outlined in the policy. This is particularly appropriate in the north locality where apartment led development and higher building heights may be suitable. This approach is therefore reflected in the development quantum of the sites proposed for allocation.
- 2.129. Various strategic cycle routes run through the north locality, some of which meet LTN1/20 and Streets for All standards and therefore provide excellent cycling links through the area. This is part of wider aspirations to deliver a strategic cycle network across Greater Manchester and, associated with this, there are a number of strategic links in neighbouring Salford and Manchester which are of benefit to the north locality, providing links to key destinations such as Manchester City Centre and Media City. Development schemes in the north locality should connect to these routes, wherever feasible, and minimise any negative impact from new access routes.
- 2.130. Improving and providing new green infrastructure is a priority in the north locality. The quantum of development proposed in some areas will require new open spaces and green infrastructure to be provided. On medium sized sites there is an expectation that landscaping and green infrastructure will be considered from the earliest stage and will be a critical element in the design of the scheme.
- 2.131. The density of development in the north locality also means that much of the area is suitable for heat and energy networks, some of which are already at feasibility stage. In accordance with PfE Policy JP-S3 and Local Plan Policy

RT2 sites within the identified opportunity areas will be required to connect to an existing or planned heat/energy network.

Consultation Question 2-27

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? (please specify which site your comments relate to)