

AN3: Trafford Waters



Address:	Land Between Ship Canal and Trafford Boulevard/Old Barton Road, Urmston				
Site Size (Ha):	29.80				
Allocated for:	3,000 dwellings (2,000 in Plan Period to 2042) and 80,000 sqm of office space (gross)				
Anticipated delivery time scale:	Complete	2025-2030	2030-2035	2035-2042	2042+
		0-5	6-10	11-17	18+
	0	700	600	600	1,000
	0	0	31,000	49,000	0

AN3: Trafford Waters Site Requirements

Trafford Waters is allocated for a major new mixed-use development that will provide a new residential neighbourhood of approximately 3,000 new homes (with around 2,000 delivered in the plan period), together with 80,000 sqm office floorspace, commercial, leisure and community facilities, accessible public realm and publicly accessible green space, and substantial improvements to both public transport and active travel infrastructure.

Development of this site will be required to:

Residential

- A. Deliver a range of dwellings sizes and types which help to meet the identified housing need for the North Locality, as set out in Policy R4, having 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 Policy R3 and R3N;
- C. Deliver development at a density of around 125 dwellings per hectare;
- D. Provide a proportionate number of self-build plots reflecting the demand on the Council's latest Self-Build Register;
- E. Deliver a care home (Use Class C2) of up to 150 beds/units;

Employment

- F. Deliver up to 80,000 sqm of purpose-built office floorspace (Use Class E (c)/(g));
- G. Deliver up to 6,700 sqm of commercial floorspace (Use Class E);

Climate Change and Renewable Energy

- H. Connect into an existing district heating system or provide passive provision for future connection to one, as required by PfE Policy JP-S3;

Transport, Integration and Accessibility

- I. Deliver a pedestrian footbridge over Trafford Boulevard between the site and The Trafford Centre Bus Station;
- J. Demonstrate that development has reasonably allowed for, and will enable, the safe and operationally efficient delivery of an extended Metrolink Trafford Park Line through the allocation (connecting the Trafford Centre to Port Salford);

- K. Provide appropriate contributions towards delivery of the full Western Gateway Infrastructure Scheme (WGIS) or equivalent alternative, to be determined through engagement and collaboration between Trafford Council, Salford Council, GMCA / TfGM and National Highways;
- L. Provide appropriate contributions towards improvements to Junction 10 of the M60;
- M. Create a network of permeable streets and connections that prioritise active travel, including cycle routes connecting through the site and accessed to/from Old Barton Road, the B5211 Redclyffe Road, the B5214, and Trafford Way;
- N. Improve walking and cycling links to Barton Upon Irwell;
- O. Incorporate minimum levels of car parking (including disabled spaces, car club spaces and EV charging spaces), which must either be provided as on-site underground, under-croft, and/or podium parking;
- P. Incorporate minimum levels of cycle parking;

Community Facilities

- Q. Deliver a two-form entry primary school on-site;
- R. Provide an on-site, neighbourhood health centre to meet local needs;

Green Infrastructure

- S. Enable and contribute to the creation and provision of new on-site areas of publicly accessible open space, as set out in Local Plan Policy OS1;

Heritage

- T. Have regard to the Grade I Listed All Saints Church and its setting, and where necessary / appropriately mitigate any negative impacts as informed by a detailed heritage impact assessment; and

Utilities and Environmental Protection

- U. Have regard to the areas of flood risk located within the site, and provide appropriate mitigation, in accordance with Local Plan Policy WA1.

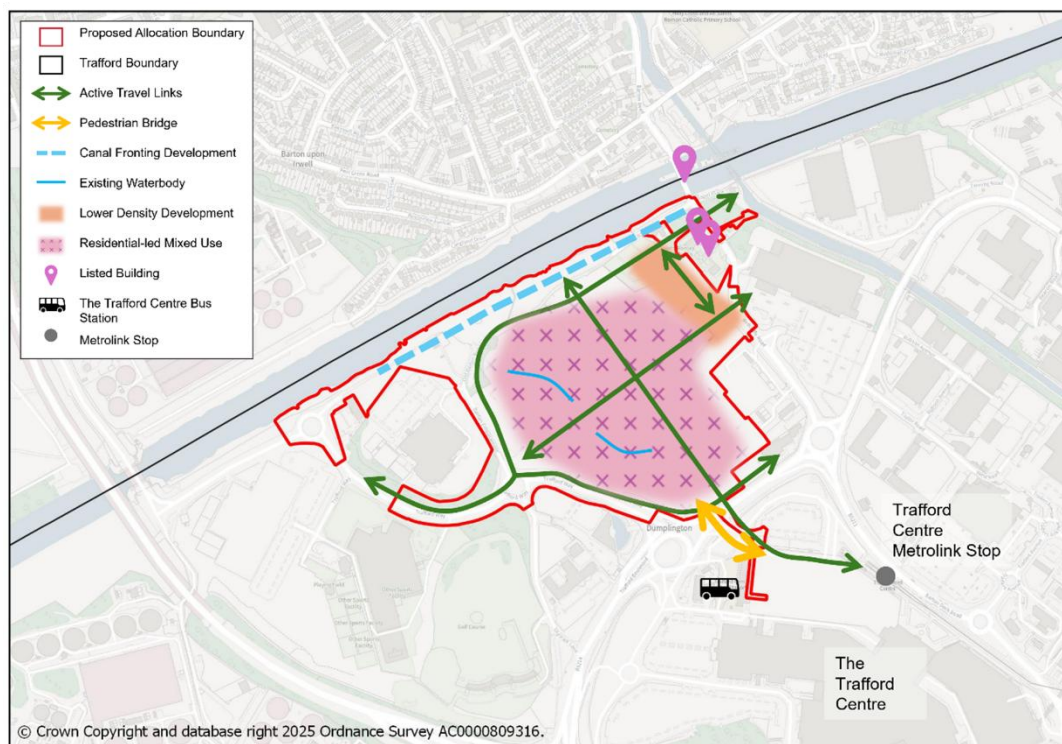


Figure 2-3: Trafford Waters Indicative Policy Plan

- 2.68. Located within the Core Growth Area as defined by Local Plan Policy ST1, and to the north-west of The Trafford Centre, Trafford Waters offers significant potential for large scale residential development, new office floorspace, commercial uses, community uses along with publicly accessible open space and public realm.
- 2.69. The site is largely clear, with the exception of development of the first residential phase and a separate care home development. Outline planning permission is also in place for the whole of the site. Policy AN3 looks to provide greater certainty, from a plan-making perspective, that the entire site will be brought forward and developed.
- 2.70. The site will deliver around 2,000 homes in the Plan Period and around 3,000 homes in total. Residential development will be expected to be delivered at an average density of around 125 dwellings per hectare across the allocation. Lower densities will however be expected in the northern area of the allocation to reduce impacts on the Grade I listed All Saints Church and its setting. The expected density across the site reflects the range of services and

employment opportunities in close proximity to the site, most notably at The Trafford Centre and Trafford Park.

- 2.71. The site offers an opportunity to deliver a significant amount of affordable housing and therefore make an important contribution to addressing the acute affordable housing need in the north of the borough. The site is expected to deliver affordable housing across all parts of the site at a minimum of 25% in line with the requirements of Local Plan Policy R3 and R3N.
- 2.72. In combination with residential development the site will deliver up to 80,000 sqm of office floor space, and up to 6,700 sqm of commercial floorspace. Where both practicable and feasible, such uses will be encouraged to form part of the ground and lower floors of higher density residential development to help generate more active frontages and in turn help create more vibrant streets and spaces.
- 2.73. The delivery of new and improved public transport and active travel infrastructure is integral to both the success of Trafford Waters, and in helping enable a modal shift from car travel to sustainable travel modes. Development will therefore be required to enable and incorporate a series of safe and convenient walking and cycling routes throughout the site and linking to the surrounding area, particularly to points of public transport provision. With regard to public transport, development will also be expected to ensure that it does not prejudice the future delivery of a Metrolink Trafford Park Line extension, connecting the Trafford Centre to Port Salford.
- 2.74. Development will need to have regard to existing watercourses within the site and should seek to enhance these as part of the development. Special consideration should also be had to how the development interacts with the Manchester Ship Canal (a designated heritage asset) to the north-west. Development along this corridor should incorporate high quality publicly accessible green space and public realm along with active frontages at ground level. Development should also include a network of green corridors and publicly accessible green spaces throughout the development in accordance with the requirements of Policy OS1.

- 2.75. Trafford Water's canal side location results in a portion of the site being located within Flood zone 2. In addition, the Manchester Ship Canal which runs adjacent to the site to the north, is identified as Flood zone 3. A detailed Flood Risk Assessment will therefore be required to support proposals before any development can take place. This should incorporate a range of flood mitigation and management measures appropriate to the proposed use and location, in accordance with the requirements of Local Plan Policy WA1.
- 2.76. All areas of development will also be expected to make a proportionate contribution to necessary infrastructure, including transport, social and green infrastructure.

Consultation Question 2-5

Do you support this proposed allocation? Yes / No

Consultation Question 2-6

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?