

## AN5: Stretford Mall, Chester Road, Stretford



<b>Address:</b>	Stretford Mall, Chester Road			
<b>Site Size (Ha):</b>	3.73			
<b>Allocated for:</b>	750 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>
	220	350	180	0

## **AN5 Stretford Mall Site Requirements**

Stretford Mall is allocated for major redevelopment that will create a new mixed use town centre encompassing approximately 750 new homes, office and commercial floorspace, leisure and community facilities, and accessible public realm and publicly accessible green space.

Development of this site will be required to:

### Residential

- 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 Local Plan 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. Deliver development at an average density of around 70 dwellings per hectare. Lower density development will be more appropriate on the southern boundary of the site;

### Employment & Commercial

- D. Deliver up to 13,000 sqm of commercial, business and service floorspace (Use Class E);
- E. Deliver up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis);

### Climate Change and Renewable Energy

- F. 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

- G. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces), which must either be provided as on-site multi-storey, underground, under-croft, and / or podium parking;
- H. Incorporate minimum levels of cycle parking;

### Community Facilities

- I. Provide up to 720 sqm of floorspace for learning and non-learning institutions (Use Class F.1);
- J. Provide up to 2,400 sqm of floorspace for local community uses (Use Class F.2);

### Green Infrastructure

- K. Provide approximately 9,000 sqm of high-quality accessible and publicly accessible public realm across the site;
- L. Create a new centrally located accessible and publicly accessible park, providing green links from it towards the north of the site and Victoria Park beyond and east/west to the A56;

### Design

- M. Provide high-quality public realm and site frontages adjacent to the A56 and A5145, allowing for appropriate “spill out space” including seating, and planting;
- N. Provide public realm improvements in the north-eastern corner of the site which enable a new pedestrian crossing over the A5145 and A56. There should be links from this crossing directly into the site; and

### Heritage

- O. Have regard to the Grade II Listed St Matthew’s Church including its setting, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment.

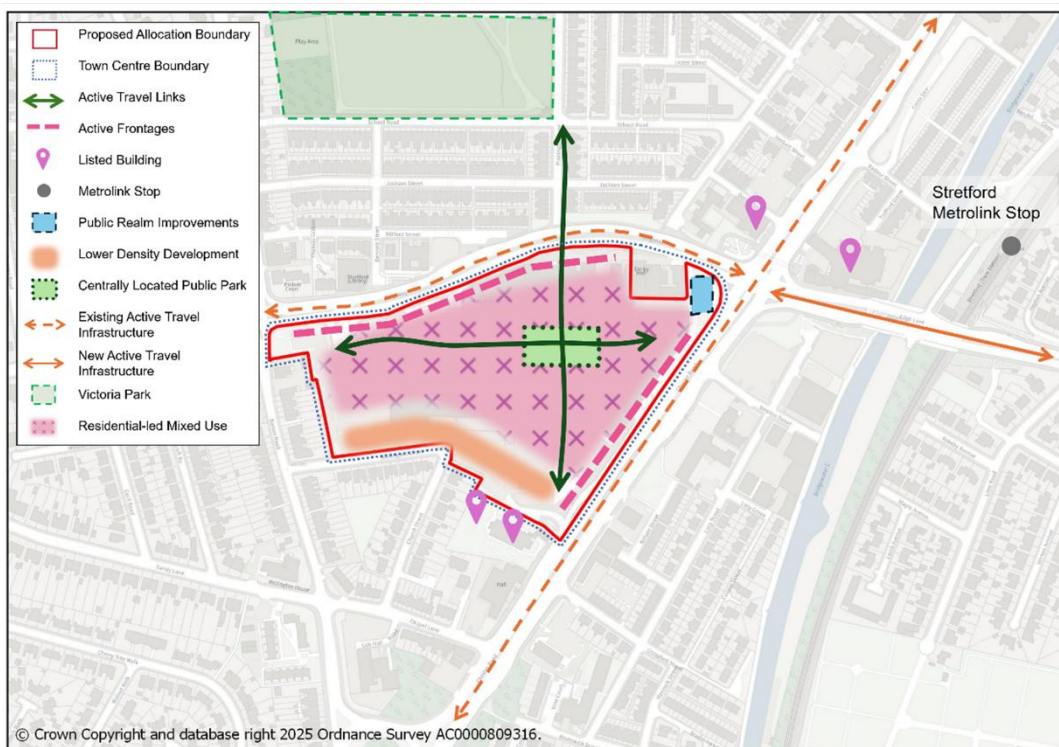


Figure 2-5: Stretford Mall Indicative Policy Plan

- 2.84. The Stretford Mall allocation offers a unique opportunity to redevelop the existing 1960's shopping centre complex, which also defines the Town Centre boundary for Stretford, for a new high street, significant number of new homes, new commercial and community floorspace, along with new publicly accessible open space and public realm.
- 2.85. In total the allocation will deliver around 750 homes. Development will be expected to be delivered at an average density of around 70 dwellings per hectare, with lower density development more appropriate on the southern boundary of the site to reduce potential impacts on the Grade II listed St Matthews Church and its setting.
- 2.86. The expected density across the site reflects its status as a Town Centre location, and the range of services, facilities, employment opportunities and public transport links in the immediate area.
- 2.87. The site offers an opportunity to deliver a significant amount of affordable housing in a highly sustainable and accessible location. The site is expected to deliver affordable housing across the site at a minimum of 25%, in line with

the requirements of Local Plan Policy R3 and R3N. This level of provision will make an important contribution to addressing the acute affordable housing need in the north of the borough.

- 2.88. The site is also expected to deliver a range of other commercial and community services and facilities to reflect and strengthen its status as a town centre. Where 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.
- 2.89. In addition to the above built development, a key element of the overall successful regeneration of Stretford Mall will be the quality and quantity of its publicly accessible green spaces and public realm. The incorporation of a new centrally located area of publicly accessible green space will enhance permeability through site and make Stretford Town Centre more accessible and help support its long-term attractiveness, vitality and viability.

## Consultation Question 2-9

Do you support this proposed allocation? Yes / No

## Consultation Question 2-10

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?