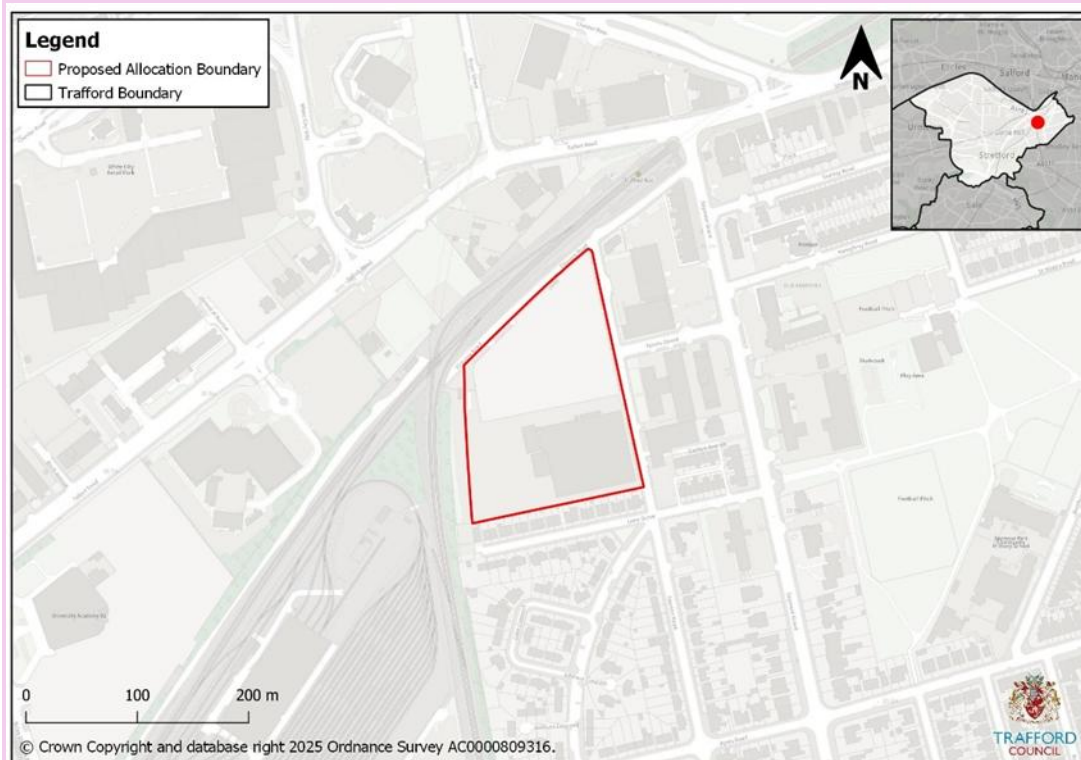


AN6: Land west of Skerton Road, Old Trafford



Address:	Land West of Skerton Road, Old Trafford			
Site Size (Ha):	2.41			
Allocated for:	540 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	540	0	0

AN6: Land west of Skerton Road, Old Trafford Site requirements

Land west of Skerton Road, Old Trafford is allocated for approximately 540 new homes.

Development of the site 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 Local Plan 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 Local Plan Policy R3 and R3N;
- C. Deliver development at a density of around 280 dwellings per hectare on the northern half of the site, reducing to around 200 dwellings per hectare on the southern half of the site;
- D. Connect to, and not prohibit the establishment of, a District Heat and Energy Network within the Old Trafford area, specifically within Trafford Bar;
- E. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces), which must either be provided as on-site underground, under-croft, and / or podium parking;
- F. Incorporate minimum levels of cycle parking;
- G. Enable and contribute to the creation and provision of new areas of on-site accessible public realm and publicly accessible green space as set out in Policy OS1; and
- H. Incorporate strong active frontages with Elsinore Road and Skerton Road whilst establishing high visual design standards particularly along the frontage with the Metrolink line to the west.

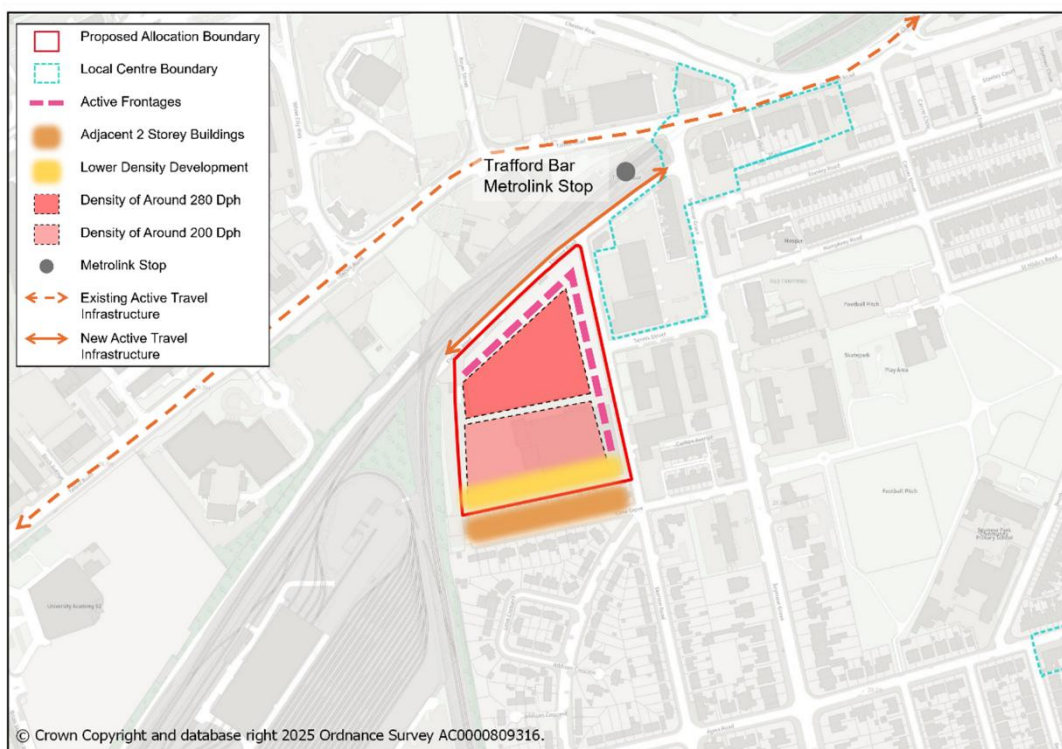


Figure 2-6: Land west of Skerton Road, Old Trafford Indicative Policy Plan

- 2.90. Land west of Skerton Road, Old Trafford provides an opportunity to deliver a significant number of new homes on a brownfield site, in a highly sustainable location.
- 2.91. The site is located within a short walking distance of Trafford Bar Metrolink stop and is also situated adjacent to the boundary of the Inner Area (Trafford) as defined by Policy ST2. The Civic Quarter mixed-use regeneration allocation is also located adjacent to the Metrolink line to the north.
- 2.92. Given the high level of development planned in close proximity to the site, and the existing public transport links, development of the site will be expected to deliver at around 280 dwellings per hectare (dph), reducing in density to 200 dph in the southern portion of the site to reduce potential impacts on existing lower density residential areas.
- 2.93. The level of development proposed for 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 Trafford.

- 2.94. To achieve the level of development proposed, residential development will likely be delivered in residential blocks of between 6 to 10 stories in the northern portion of the site, reducing in number to the south. To ensure a vibrant development at street level, active frontages should be incorporated both along Elsinore Road and Skerton Road and also within the site where development fronts publicly accessible green space and or public realm.
- 2.95. Reflecting the site's highly accessible location, development will be expected to achieve low car ownership through a reduced level of resident car parking, along with appropriate provision of cycle parking and car club spaces.

Consultation Question 2-11

Do you support this proposed allocation? Yes / No

Consultation Question 2-12

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?