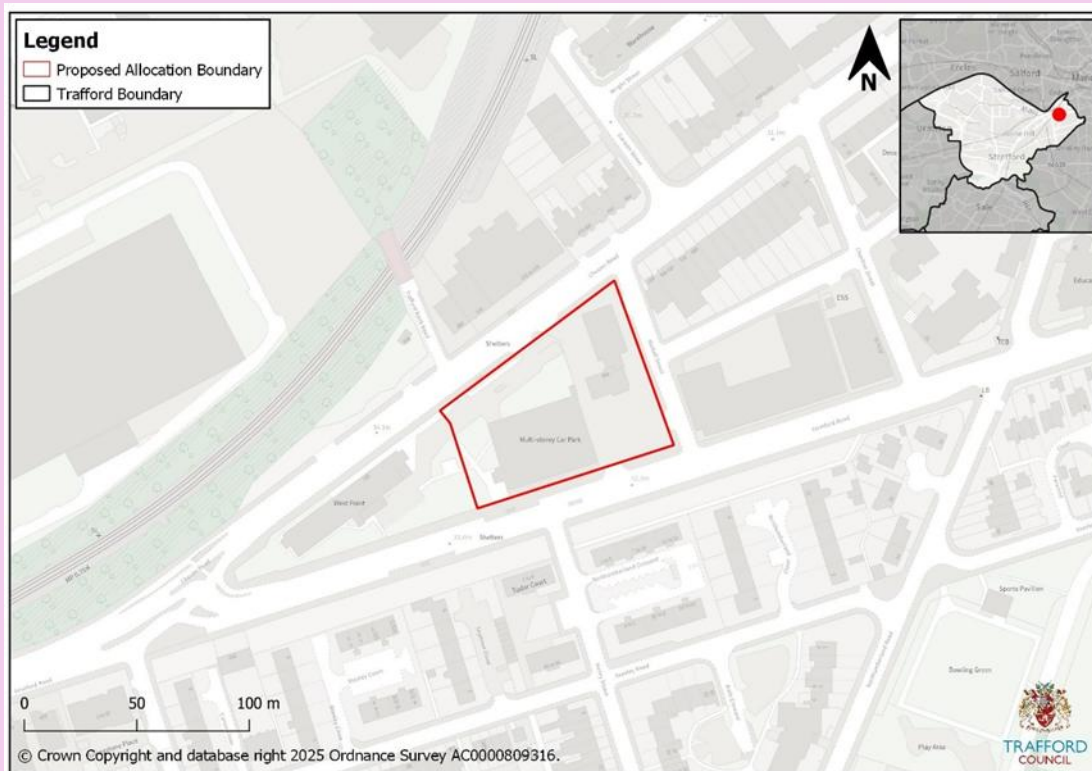


AN7: 499 Chester Road, Old Trafford



Address:	499 Chester Road, Old Trafford			
Site Size (Ha):	0.57			
Allocated for:	285 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	285	0	0

AN7: 499 Chester Road, Old Trafford Site Requirements

Land at 499 Chester Road, Old Trafford is allocated for a minimum of 285 new homes.

Development of this 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, and have regard to the latest Housing Needs Assessment; and
- B. Make provision for a minimum of 25% affordable housing, in accordance with the North Locality requirements of Local Plan Policy R3 and R3N; and
- C. Deliver development at a density of around 200 dwellings per hectare; and
- D. Connect into an existing district heating system or provide passive provision for future connection to one, as required by PfE Policy JP-S3; and
- 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; and
- F. Incorporate minimum levels of cycle parking; and
- G. Enable and contribute to the creation and provision of significant new areas of on-site accessible public realm and publicly accessible green space as set out in Policy OS1; and
- H. Achieve a high-quality, locality distinctive design, which responds sympathetically to the adjacent Empress Conservation Area.

- 2.96. Land at 499 Chester Road, Old Trafford provides an opportunity to deliver a significant number of new homes on a brownfield site in a highly sustainable location.
- 2.97. The site is located within a short walking distance of Trafford Bar Metrolink stop and is also situated within the boundary of the Inner Area (Trafford) as defined by Policy ST2. 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 200 dwellings per hectare.

- 2.98. Reflecting its 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.
- 2.99. 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.
- 2.100. The site is also located in close proximity to the Empress Conservation Area to the east. Development will therefore need to be sympathetic to heritage assets (both designated and non-designated) in the immediate surrounding area.

Consultation Question 2-13

Do you support this proposed allocation? Yes / No

Consultation Question 2-14

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?