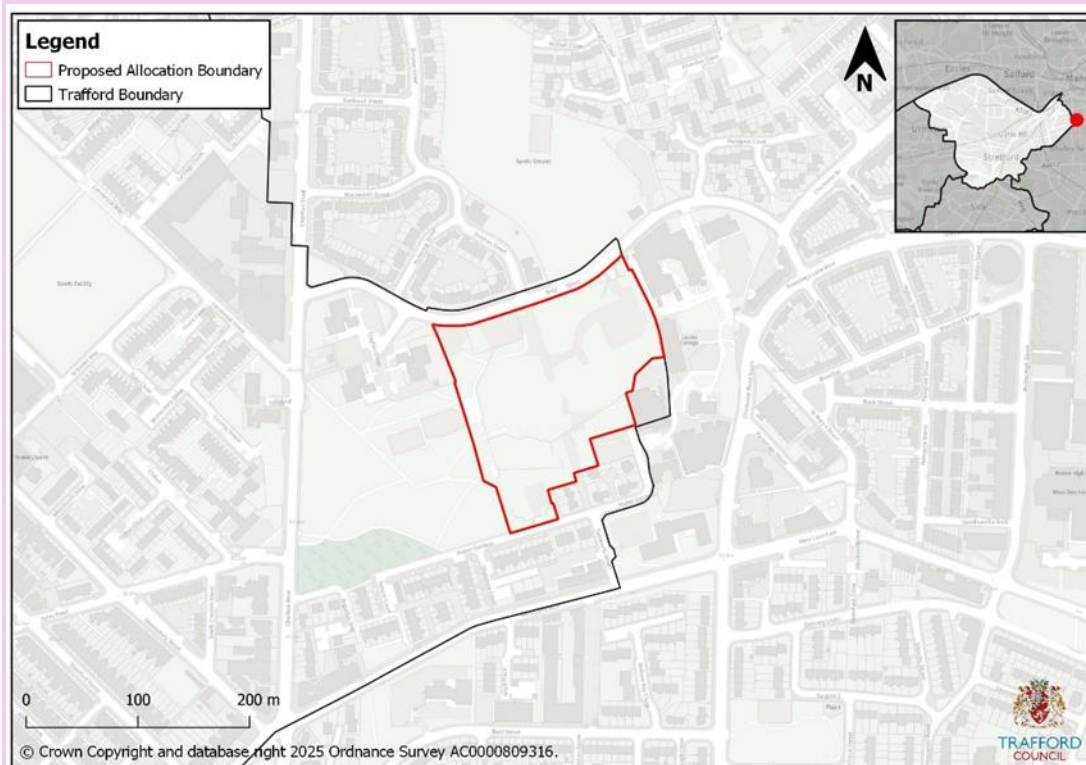


AN9: Land Off Bold Street, Old Trafford



Address:	Land Off Bold Street, Old Trafford			
Site Size (Ha):	2.78			
Allocated for:	150 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	150	0	0

AN9: Land Off Bold Street, Old Trafford Site Requirements

Land Off Bold Street, Old Trafford is allocated for approximately 150 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, 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 a density of around 50 dwelling per hectare;
- D. Ensure that development incorporates an appropriate site frontage to Merlin Park to the west;
- E. Incorporate minimum levels of car parking (including disabled spaces, club car spaces and EV charging spaces);
- F. Incorporate minimum levels of cycle parking;
- G. Provide attractive active travel links to the high frequency bus routes on Moss Lane East; and
- H. 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.

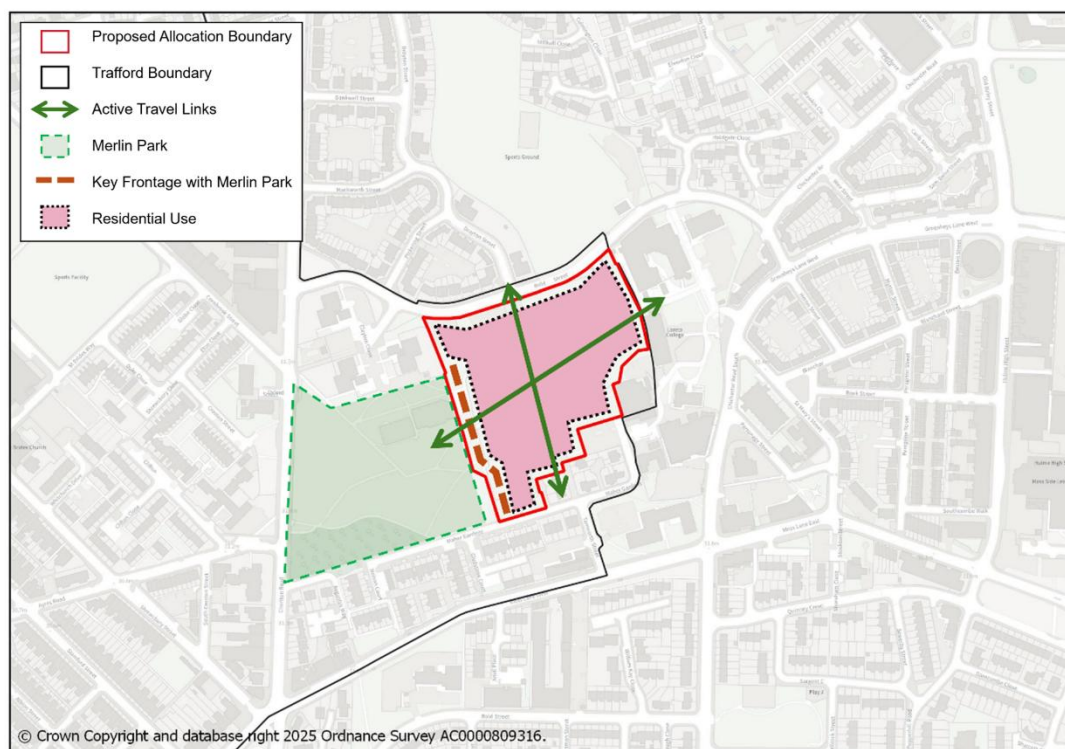


Figure 2-8: Land Off Bold Street, Old Trafford Indicative Policy Plan

- 2.107. Land off Bold Street, Old Trafford provides an opportunity to deliver new homes on a brownfield site in a highly sustainable location. Situated in the Inner Area (Trafford) as defined by Local Plan Policy ST2, and adjacent to the boundary with Manchester City, the site is allocated for around 150 homes.
- 2.108. In line with the requirements of Local Plan Policy R3 and R3N, the site is expected to deliver a minimum of 25% affordable housing provision across the site, forming an important contribution to addressing the acute affordable housing need in Trafford.
- 2.109. Delivery of the site should be at around 50 dwellings per hectare, reflecting its location in an existing built-up area on the edge of the boundary with Manchester.
- 2.110. Development should also respect Merlin Park adjacent the site to the west, through providing appropriate boundary treatments and or development frontages to the park and also high-quality active travel routes through the site to link to the park.

Consultation Question 2-17

Do you support this proposed allocation? Yes / No

Consultation Question 2-18

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?