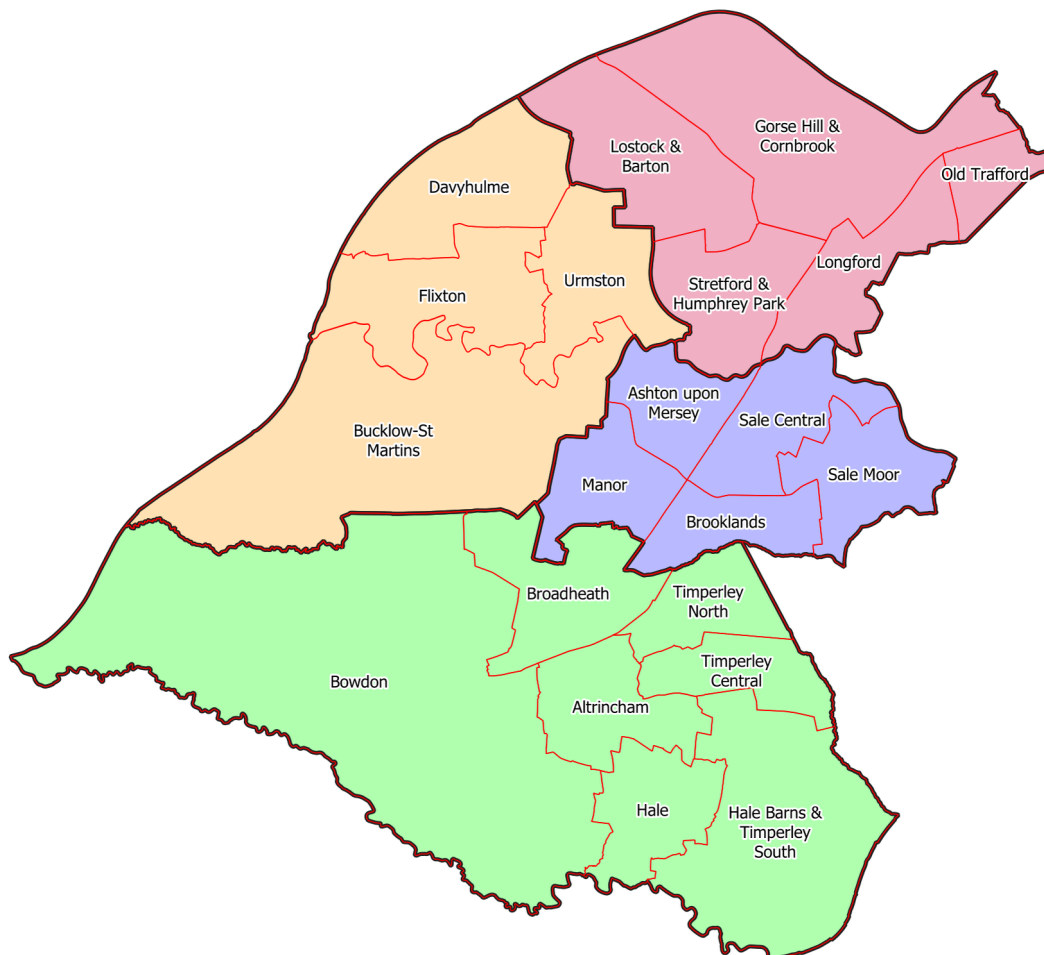


Trafford Local Plan



September 2025

Draft Trafford Local Plan
Site Selection Methodology



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1. Introduction

- 1.1. The Site Selection Methodology identifies and then assesses sites for potential future development, in line with the overarching Spatial Strategy and Strategic Objectives of the Draft Trafford Local Plan and adopted Places for Everyone (PfE) Joint Local Plan 2022 – 2039.
- 1.2. A wide range of sites have been considered from various sources. A logical, robust and transparent methodology was developed to evaluate their suitability for development and potential allocation. This process also considered whether certain sites may be more appropriate for alternative uses or should remain in their current use. The methodology ensures a rigorous, transparent and objective approach to identifying the most suitable and deliverable sites for allocation.
- 1.3. This Site Selection Methodology therefore sets out:
 - all the sources of potential sites that were included within the process.
 - each stage of the methodology and assessment that was undertaken.
 - the outcome of the process; anda schedule of sites that have been proposed for allocation in the Draft Land Allocations and Designations of the Emerging Trafford Local Plan

2. Background

- 2.1. The Council began preparation of the Trafford Local Plan in 2018, with an initial policy options consultation. This was followed by a consultation on a Draft Local Plan in 2021 and the Draft Policies of the Emerging Local Plan: Policies consultation in Spring 2025. Each Local Plan consultation was accompanied by a Call for Sites exercise.
- 2.2. The preparation of the Trafford Local Plan has been undertaken in the context of the strategic Places for Everyone (PfE) Plan, formerly the Greater Manchester Spatial Framework (GMSF). This plan establishes the overarching spatial strategy, which informed the distribution of development and the housing and employment land requirements for the plan area and for each district covered by the plan.
- 2.3. PfE Policy JP-H1 sets the housing requirement for each district, including Trafford, while PfE Policies JP-J3 and JP-J4 set the employment land requirements, all of which reflect the PfE spatial strategy and distribution of development.
- 2.4. To inform the preparation of PfE, the identified housing land supply was updated and reviewed regularly to ensure that sufficient land was available to meet the emerging housing and employment land requirements. In Trafford, insufficient land was available within the existing urban area to meet the JP-H1 requirement and therefore two strategic allocations were released from the Green Belt (Timperley Wedge [Davenport Green] and New Carrington). PfE was adopted on 21 March 2024, and as such these allocations are now part of the housing and employment land supplies for Trafford.
- 2.5. The focus of the Draft Land Allocations and Designations document is therefore to identify land within the existing urban area for potential allocation to meet Trafford's identified and required development needs.

3. Identification of Sites

- 3.1. A range of sources were used to identify sites for consideration through the site selection methodology process as part of the preparation of the Draft Land Allocations and Designations.
- 3.2. The starting point for the identification of residential sites was the Strategic Housing Land Availability Assessment (SHLAA), which sets out the identified housing land supply. This was last updated on 1 April 2025 and a total of 134 sites from the SHLAA were considered through the process. This included sites that were previously discounted from the housing land supply, as a way of reassessing their suitability for housing development within the emerging Local Plan policy environment.
- 3.3. For employment sites, the starting point was the Employment Land Supply (ELS) which contains sites with planning permission and sites identified as part of previous Local Plan reviews. A total of 58 sites were considered as part of this process.
- 3.4. In addition to these sources, sites under Trafford Council ownership which may be available for development were included in the process. This included public sector sites and land which is surplus, or likely to become surplus, to requirement as well as any sites within relevant emerging masterplan areas. A total of 6 new sites were identified from Public Sector ownership as part of this process. It should be noted that some Public Sector land was already included in the SHLAA and has therefore been categorised as such for this process.
- 3.5. The above sources of sites were supplemented by sites submitted via the various call for sites exercises which have been undertaken as part of the preparation of the Local Plan since 2018. Table 1 details the number of sites submitted through the Call for Sites exercises at each consultation stage.

Table 1: Local Plan Regulation 18 consultation - Call for Sites exercises

| Local Plan consultation | No. of Call for Sites submitted |
|-----------------------------|---------------------------------|
| 23 July – 14 September 2018 | 67 |
| 4 February – 18 March 2021 | 20 |
| 24 April – 12 June 2025 | 34 |

- 3.6. In total, removing any duplicates, 319 sites were subject to assessment from all sources.

4. Previous Public Consultation

- 4.1. A draft Site Selection Methodology was published for consultation as part of the Draft Local Plan: Policies consultation in spring/summer 2025. No site selection assessment had been undertaken at that stage, however it was considered important to publish the proposed approach to site selection early in the plan making process. This was to ensure that the methodology was prepared transparently and that there was sufficient time for people to consider it and for the Council to refine it (where necessary), taking account of any responses received.
- 4.2. A total of 16 respondents submitted comments, and these are summarised in the 'Local Plan Policies Consultation Statement'.
- 4.3. Following this consultation, the Site Selection Methodology has been reviewed, taking into consideration the comments received, leading to several changes being made.
- 4.4. Accordingly, a more streamlined approach has been developed, which takes greater account of the previous site assessments that have been undertaken for sites in the SHLAA and ELS. The new Site Selection Methodology also has greater regard to the overarching Spatial Strategy and seeks to build on the work undertaken for the PfE evidence base and land supply position.
- 4.5. Additional assessment stages have been included, where appropriate, for the Call for Sites to ensure any potential allocations meet the Spatial Strategy and strategic objectives. A planning constraints assessment has been undertaken for all sites which make it to the later stages of the methodology.
- 4.6. The updated Site Selection Methodology is set out in Section 5.

5. Site Selection Methodology

5.1. The Trafford Local Plan Site Selection Methodology is shown in Figure 1.

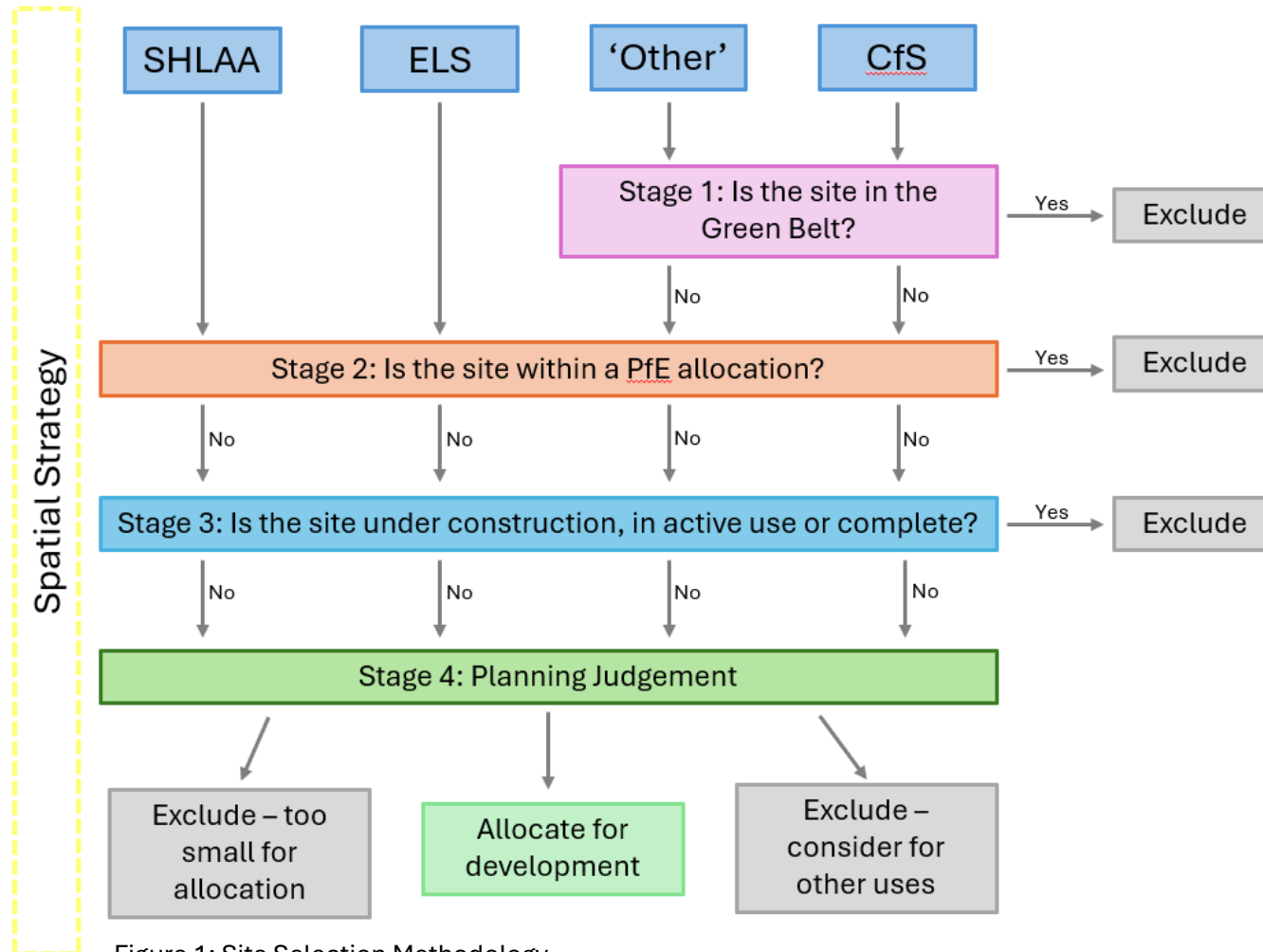


Figure 1: Site Selection Methodology

- 5.2. The methodology begins with the identification of sites from the following sources:
- SHLAA (Strategic Housing Land Availability Assessment)
 - ELS (Employment Land Supply)
 - CfS (Call for Sites)
 - Other – this includes sites in public ownership, as well as sites identified in emerging Masterplans or regeneration documents.
- 5.3. Further information on the identification of sites is set out in Section 3.
- 5.4. The Site Selection process varies slightly depending on the source of the site, as not all steps are relevant to all site sources.
- 5.5. Sites in the SHLAA and ELS have already been through an assessment to inform their inclusion in the existing land supply. This has been under frequent review as part of the preparation of PfE, to ensure it is up to date and in accordance with the overarching PfE Spatial Strategy.
- 5.6. As the Trafford Local Plan is being prepared under the same Spatial Strategy and as such, the SHLAA and ELS provide an appropriate baseline for identifying potential allocations. The Site Selection exercise for these sites seeks to ensure the sites remain appropriate and identify those which would benefit from an allocation, including reconsidering sites which had previously been discounted from the SHLAA.

Site Size

- 5.7. The NPPF (December 2024) definition of ‘major development’ is as follows:
- For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*
- 5.8. The proposed land allocations are primarily for major development sites and therefore the NPPF definition was considered as a potential size threshold. However, given the different sources of sites, a bespoke approach was adopted which sought to maximise the number of sites included at the start of the process and mitigate any risk of excluding sites which may be suitable for allocation.
- 5.9. For the SHLAA, sites identified for 5 homes or more were included in the site selection process. While this is a lower threshold than the NPPF definition of major development for residential sites, it ensured opportunities to increase the density of development on sites in the most sustainable locations were identified. This is in accordance with the Spatial Strategy which seeks to make the most efficient use of land in the most sustainable locations and PfE Policy JP-H4: Density of new housing.
- 5.10. For the ELS sites, all sites were included apart from where the ‘development’ related to a change from an existing employment use to a different employment use, or sites which

were an extension to an existing employment use. For these sites, an allocation would not be required. At this stage in the plan making process all other sites were included.

- 5.11. All Call for Sites and ‘Other’ sites were included.

Stage 1

- 5.12. ‘Stage 1’ of the methodology is relevant to the ‘Other’ sites and Call for Sites only and relates to ‘absolute’ constraints which would preclude the development of the site, and/or which are fundamentally contrary to the overall Spatial Strategy.
- 5.13. Table 2 outlines the Stage 1 constraints, the Integrated Assessment (IA) objective they relate to, the spatial data and measure used, alongside an explanation of how it has been applied.

Table 2: Stage 1 Planning Constraints

| ‘Stage 1’ Planning Constraints Assessment | Local Plan IA Objective | Spatial data | Assessment |
|--|--|---|---|
| Green Belt | 10 | Green Belt (adopted 2024) | <p>Sites which contain more than 80% Green Belt within the site boundary were excluded from the process at Stage 1.</p> <p>The Green Belt was recently reviewed as part of PfE and two strategic allocations were removed from it.</p> <p>The Spatial Strategy seeks to meet development on sites within the existing urban area, there is therefore no requirement to consider land in the Green Belt.</p> |
| Sites of Special Scientific Interest | 12 | Sites of Special Scientific Interest (SSSI) | Sites which included any element of a SSSI were excluded at Stage 1. |
| Local Green Space | 10 | Local Green Spaces | <p>There are currently no Local Green Spaces identified within Trafford’s adopted Development Plan.</p> <p>However, there are a number of Local Green Spaces proposed in the draft Warburton Neighbourhood Plan which is currently at examination. Given the advanced stage of this Plan the proposed Local Green Space sites have been included in the assessment for completeness.</p> |

| | | | |
|------------------------|--------|----------------------------|---|
| Irreplaceable Habitats | 12 | Ancient Woodland (England) | Irreplaceable Habitats are as defined in the NPPF ¹ . The only Irreplaceable Habitat of relevance to Trafford is therefore Ancient Woodland. Sites which included this Irreplaceable Habitats were excluded at Stage 1. |
| High risk of flooding | 15, 16 | Flood Zone 3 | Sites at high risk of flooding are those within Flood Zone 3. Any site which was more than 50% in Flood Zone 3 was excluded at Stage 1. |

Stage 2

- 5.14. Any site within a PfE Allocation, at New Carrington or Davenport Green (Timperley Wedge) was excluded at Stage 2. These areas are covered by existing PfE allocation policies – JPA3.2 and JPA30 and the associated Masterplans which are being prepared for the sites. Land which is suitable for allocation within these areas has therefore already been identified for potential development and included within Trafford’s land supply.

Stage 3

- 5.15. Stage 3 relates to the current status / use of the site. Sites which have recently been redeveloped were excluded from progressing any further through the process. Sites which are currently under construction, where construction is at an advanced stage, were also excluded. Not all sites which are under construction were excluded, in some cases (generally large schemes) it was still considered appropriate to allocate a site to help ensure the delivery of the scheme.
- 5.16. Sites which are in an existing, viable use were also excluded. This included sites such as leisure centres or community centres, which may have previously been considered for redevelopment, but which are no longer considered to be available.

Stage 4

- 5.17. The final stage of the process relates to ‘Planning Judgement’. Sites that remained in the process at this stage were individually assessed and considered, taking into account the planning constraints assessment, existing Local Plan policies and their overall fit with the Spatial Strategy and strategic objectives.
- 5.18. The planning constraints assessment used GIS² data from a range of sources to identify any planning constraints which could preclude the development of the site. It also included information, for example, on the location of the site in relation to local services and its accessibility by sustainable transport modes. A summary of the planning constraints assessment is set out below, which is in addition to the planning constraints used at Stage 1.

¹ Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen (NPPF, 2024)

² Geographic Information Systems

- Sustainable transport accessibility - %age of a site within the 'Site Selection good public transport accessibility area'. This is a combination of the following areas: Greater Manchester Accessibility Level (GMAL) 5.5+, within 800m buffer area of Metrolink stops and Railway Stations with at least two trains per hour.
- Brownfield Land – is the site on the brownfield land register?
- Town Centres - %age of a site within 800m buffer area of a town or district centre
- Deprivation – is the site within or adjacent to one of the 10% most deprived wards in England
- Health and wellbeing - %age of a site within an 800m buffer area of parks and gardens and recreation grounds. And, is the site within an outdoor sports provision area?
- Social Infrastructure access – distance to the nearest primary school, secondary school, GP surgery and local/neighbourhood centre
- Air quality - %age of a site within an Air Quality Management Area (AQMA)
- Designated heritage assets – number of listed buildings structures or monuments, Scheduled Monuments and Registered Parks and Gardens within the site, and number within a 250m buffer area. %age of the site within a Conservation Area
- Ecology - %age of a site within a Site of Biological Importance (SBI), Local Nature Reserve (LNR), Priority Habitat, Green Infrastructure Network, and Local Nature Recovery Strategy (LNRS) Opportunity Area. Number of ancient and veteran trees within the site.
- Flood Risk - %age of a site within Flood Zone 2 and surface water (high chance) area
- Water resources - %age of a site within a groundwater source protection zone (SPZ)
- Landscape – Landscape Character Area the site is within, if relevant
- Best and most versatile agricultural land - %age of a site within agricultural land grades 1, 2 or 3
- Control of Major Accident Hazard (COMAH) - %age of a site within a COMAH zone
- Minerals - %age of a site within an area of search for gravel, %age of a site within a minerals safeguarding area for sand and gravel

5.19. There are three outcomes for sites at Stage 4:

- Propose for allocation
- Exclude – site too small for allocation, consider for inclusion in the SHLAA or ELS
- Exclude – site unsuitable for development, consider for other uses

5.20. Sites considered for allocation were reviewed in the context of Places for Everyone determine an appropriate development quantum. For residential sites, PfE Policy JP-H4: Density of new housing was applied and, where appropriate, exceeded to ensure the most efficient use of the site.

5.21. Opportunities to group sites and create a larger allocation were also identified.

- 5.22. Sites of less than ten units were not proposed for allocation as they are likely and capable of coming forward through the normal planning application process. Consequently, these sites may still be suitable for development, in which case they were added / retained in the SHLAA or ELS.

6. Application of the Site Selection Methodology

- 6.1. This section explains how the site selection methodology was applied to the sites and the assessment at each stage. A total of 319 sites were included at the start of the process.

Stage 1

- 6.2. Stage 1 only applies to sites that came from the Call for Sites and 'other' sites of which there were 127.
- 6.3. A total of 34 sites were excluded at Stage 1. These sites were all excluded as more than 80% of the site area was within the Green Belt. The excluded sites are listed in Table 3.

Table 3: Sites excluded at Stage 1

| Site Selection Reference | Site Name | % of site within the Green Belt |
|--------------------------|--|---------------------------------|
| SSEL-201 | Land off Rossmill Lane, Hale | 99.98 |
| SSEL-202 | Land south of Bailey Walk, Bowdon | 98.66 |
| SSEL-205 | Land at Ash Tree Farm, Ashton-on-Mersey | 100 |
| SSEL-209 | Panflora Nurseries, Barns Lane, Warburton, Lymm | 100 |
| SSEL-210 | Flixton Railway Station, Flixton Road, Flixton | 100 |
| SSEL-212 | Land at Bankhall Lane, Hale | 99.98 |
| SSEL-213 | Land at New Manor Stretford, Bradley Lane, Stretford | 100 |
| SSEL-223 | Land at Bow Green Farm (Plot 1), Bow Green Road, Bowden | 99.77 |
| SSEL-224 | Land at Bow Green Farm (Plot 2), Bow Green Road, Bowden | 99.60 |
| SSEL-250 | Hale Waste Water Treatment Works | 91.38 |
| SSEL-251 | Bowdon Reservoir | 99.96 |
| SSEL-252 | Land to the North of Carrington Spur | 100 |
| SSEL-253 | Land off Brooks Drive and land adjoining Davenport Green Hall | 100 |
| SSEL-254 | Land south of Clay Lane, Land West of Wellfield Lane (Plot A), Timperley | 100 |
| SSEL-255 | Land south of Clay Lane, Land East of Wellfield Lane (Plot B), Timperley | 100 |
| SSEL-260 | Meadowgate Farm, Land off Meadow Road, Urmston | 95.52 |
| SSEL-270 | Land at Higher House Farm, Dairyhouse Lane | 100 |
| SSEL-271 | Land off Shay Lane, Davenport Green | 100 |
| SSEL-275 | Clipper House, Cross Street, Sale | 100 |
| SSEL-280 | Midlands Farm, Warburton | 99.56 |
| SSEL-282 | Stretford Meadows | 99.39 |
| SSEL-285 | Land adjoining Bankwell Farm, Bankhall Lane, Hale, Altrincham, WA15 0LG | 99.19 |
| SSEL-287 | Land at Ashley Mill Lane North, Hale, Altrincham | 99.29 |
| SSEL-289 | Land off Green Lane, Timperley | 99.88 |
| SSEL-290 | Former Dobbies Garden Centre, Green Lane, Timperley | 100 |

| Site Selection Reference | Site Name | % of site within the Green Belt |
|---------------------------------|--|--|
| SSEL-294 | Shawe House Penny Bridge Lane Flixton Manchester Trafford | 97.75 |
| SSEL-295 | Garth Bollinway Hale | 99.51 |
| SSEL-297 | Land off Bailey Walk, Bowdon | 99.46 |
| SSEL-298 | Land to the East of Thorley Lane and the South of Timperley Brook | 100 |
| SSEL-300 | Land North of Dane Road, Sale | 98.67 |
| SSEL-301 | Land at Hawthorn Lane, Ashton Upon Mersey, Sale | 100 |
| SSEL-303 | Land adjacent to Parcel SR2A, South of Carrington Lane, Carrington | 99.62 |
| SSEL-304 | Brookheys Road, Carrington | 99.83 |
| SSEL-305 | Paddock Farm, Wellfield Lane, Timperley, Altrincham, Cheshire | 100 |

- 6.4. The sites excluded at Stage 1 are mapped alongside the Stage 1 planning constraints at Appendix 1.

Stage 2

- 6.5. Stage 2 relates to all sites remaining after Stage 1. Stage 2 excluded any sites that were within the PfE allocations at New Carrington and Timperley Wedge (Davenport Green).
- 6.6. A total of 40 sites were excluded at Stage 2 which are listed in Table 4, they are also shown on the maps at Appendix 2.

Table 4: Sites excluded at Stage 2.

| Site Selection Reference | Site Name | Within PfE Allocation |
|---------------------------------|---|------------------------------|
| SSEL-122 | Timperley Wedge | Davenport Green |
| SSEL-123 | World Of Pets, Thorley Lane, Timperley, WA15 7PJ | Davenport Green |
| SSEL-124 | Land At Dobinetts Lane, Timperley | Davenport Green |
| SSEL-125 | Land To East Of 123 Thorley Lane, Timperley | Davenport Green |
| SSEL-126 | Sale West Area, New Carrington | New Carrington |
| SSEL-127 | Land Known As Carrington Village, On Land Off Manchester Road (CR1B) | New Carrington |
| SSEL-128 | Land Known As Carrington Village, On Land Off Manchester Road (CR1A) | New Carrington |
| SSEL-129 | Land Known As Carrington Village On Land Off Manchester Road, Carrington (Parcel R6/R7) | New Carrington |
| SSEL-130 | Warburton Lane Site (Redrow), Warburton Lane Area, New Carrington | New Carrington |
| SSEL-131 | Partington East Area, New Carrington | New Carrington |
| SSEL-132 | Land At Heath Farm Lane, Partington, M31 4EH | New Carrington |
| SSEL-133 | Land At Heath Farm Lane, Partington, M31 4EH | New Carrington |
| SSEL-134 | Warburton Lane Site (Redrow), Partington East Area, New Carrington | New Carrington |

| Site Selection Reference | Site Name | Within PfE Allocation |
|---------------------------------|--|------------------------------|
| SSEL-137 | Voltage Park (Ce2b), Common Lane, Partington, M31 4BR | New Carrington |
| SSEL-139 | Power Station, 132 Manchester Road, Carrington, M31 4AY | New Carrington |
| SSEL-150 | Carrington Power Station, 132 Manchester Road, Carrington, M31 4AY | New Carrington |
| SSEL-151 | Land Known As Carrington Village On Land Off Manchester Road, Carrington (CE1B) | New Carrington |
| SSEL-152 | Land Off Common Lane Including Asphodal Farm, Common Lane, Carrington, M31 4QJ (CE2C) | New Carrington |
| SSEL-153 | Disused Brownfield Site To The North Of A6144, Manchester Road, Carrington | New Carrington |
| SSEL-164 | Land West Of Manchester Road (A6144) Carrington | New Carrington |
| SSEL-168 | Power Station, 132 Manchester Road, Carrington, M31 4AY | New Carrington |
| SSEL-178 | Carrington Employment (CE3A) | New Carrington |
| SSEL-181 | Former Shell Chemical Works (CE2A) | New Carrington |
| SSEL-191 | Davenport Green, Altrincham | Davenport Green |
| SSEL-193 | Ridgeway Nurseries, 6 Ridgeway Road, Timperley, Altrincham | Davenport Green |
| SSEL-194 | Land known as Carrington Moss | New Carrington |
| SSEL-198 | World of Pets & Leisure, Thorley Lane, Timperley, Altrincham | Davenport Green |
| SSEL-217 | Land and buildings at Fairywell & The Dobbinetts, Dobbinetts Lane, Hale | Davenport Green |
| SSEL-221 | Land to the east (Site 1), Warburton Lane, to the south of the urban area of Partington. | New Carrington |
| SSEL-222 | Land to the west (Site 2), Warburton Lane, to the south of the urban area of Partington. | New Carrington |
| SSEL-230 | Broad Oak Farm | New Carrington |
| SSEL-256 | Southfield Nursery, 27 Clay Lane, Timperley | Davenport Green |
| SSEL-257 | 128 Wood Lane, Timperley and land to the rear thereof | Davenport Green |
| SSEL-258 | Land at Heath Farm Lane, Partington | New Carrington |
| SSEL-276 | Land at Carrington Plains Industrial Estate, Manchester Road, Carrington, | New Carrington |
| SSEL-277 | Former Peaksnook landfill site to the west of Manchester Road (A6144) | New Carrington |
| SSEL-278 | Land to the north of Manchester Road, Carrington | New Carrington |
| SSEL-281 | Carrington Moss | New Carrington |
| SSEL-299 | Paddock Farm, Wellfield Lane, Timperley, Altrincham, Cheshire | Davenport Green |
| SSEL-313 | Moss View Primary School, Partington | New Carrington |

Stage 3

- 6.7. Stage 3 relates to all remaining sites. Sites were excluded at Stage 3 if they were:
- Under construction and the scheme was at an advanced stage.

- Completed; or
- In an existing active use and therefore the site could not be considered to be available for development.

6.8. A total of 57 sites were excluded at Stage 3, and these are listed in Table 5 and mapped at Appendix 3.

Table 5: Sites excluded at Stage 3.

| Site Selection Reference | Site Name | Reason excluded |
|---------------------------------|---|---|
| SSEL-13 | 289 Hale Road, Hale Barns | In an existing use, unavailable for development |
| SSEL-27 | Claremont Centre, Claremont Road, Sale, M33 7DZ | In an existing use, unavailable for development |
| SSEL-31 | Clarendon House, Stamford New Road, Altrincham, WA14 1BY | In an existing use, unavailable for development |
| SSEL-34 | 11 - 13 Raglan Road, Sale, M33 4AN | Under construction |
| SSEL-35 | The Graftons, Stamford New Road, WA14 1DQ | Under construction |
| SSEL-37 | Altrincham Leisure Centre Site And Adjoining Land Oakfield Road, WA15 8EW | In an existing use, unavailable for development |
| SSEL-38 | 46 - 50 Railway Street, Altrincham, WA14 2RE | Under construction |
| SSEL-41 | Hollycroft, South Downs Road, WA14 3DZ | Under construction |
| SSEL-44 | Neuholme, Manchester Road, Partington, M31 4FB | In an existing use, unavailable for development |
| SSEL-50 | 479 - 481 Chester Road, Old Trafford, Manchester, M16 9HF | In an existing use, unavailable for development |
| SSEL-51 | Mayfield House, Danefield Road And The Lodge, Dane Road, Sale | Under construction |
| SSEL-55 | St Johns Medical Centre, St Johns Road, Altrincham, WA14 2NW. | Under construction |
| SSEL-56 | Parkfield 8 Groby Place, Altrincham, WA14 4AL | Under construction |
| SSEL-57 | Land To The East Of Warwick Road South, Old Trafford | Under construction |
| SSEL-60 | Masonic Hall And Police Station, Tatton Road, Sale, M33 7EE | Under construction |
| SSEL-63 | The Bowdon Hotel, 5 Langham Road, Bowdon, WA14 2HT | Under construction |
| SSEL-64 | Curzon Cinema, Urmston | In an existing use, unavailable for development |
| SSEL-66 | Land Within The Ground Of 11/13 Highfield Avenue, Sale | Under construction |
| SSEL-70 | 493-495 Chester Road, Old Trafford, M16 9HF | Under construction |

| Site Selection Reference | Site Name | Reason excluded |
|---------------------------------|--|---|
| SSEL-71 | Caidan House, 8 Canal Road, Timperley, WA14 1TD | In an existing use, unavailable for development |
| SSEL-75 | Land Off Shawe Road, Urmston, M41 5DL | Development complete |
| SSEL-76 | Homestead, 121 Park Road, Timperley, Altrincham, WA15 6QQ | Under construction |
| SSEL-79 | 11 - 13 Highfield Avenue, Sale. | Under construction |
| SSEL-80 | Orchard House, Orchard Place, Sale, M33 7YB | Under construction |
| SSEL-81 | 71a And 73 Chapel Road, Sale, M33 7EG | Under construction |
| SSEL-85 | Church Hall, Sale United Reformed Church, 10 Montague Road, Sale, M33 3BU | Under construction |
| SSEL-87 | Hullard Hall, 516 Stretford Road, Old Trafford, Manchester, M16 9AF | Development complete |
| SSEL-88 | 154-156 Church Road, Urmston, M41 9DL | Development complete |
| SSEL-89 | Sale Point, 126 - 150 Washway Road, Sale, M33 6AG | Under construction |
| SSEL-90 | Development House, 30 Crofts Bank Road, Urmston, M41 0UH | In an existing use, unavailable for development |
| SSEL-108 | Land At Lock Lane, Partington | Under construction |
| SSEL-109 | Land Off Hall Lane, Partington | Under construction |
| SSEL-121 | Land To The East Of Thirsk Avenue And Chepstow Avenue, Sale | Under construction |
| SSEL-136 | St Johns Church, St Johns Road, Altrincham, WA14 2NW | Under construction |
| SSEL-142 | 390 Lloyd House, Third Avenue, Trafford Park, Manchester, M17 1JE | In an existing use, unavailable for development |
| SSEL-143 | Land Adj To Market Hall, Railway Road, Urmston, M41 0XL | In an existing use, unavailable for development |
| SSEL-15 | Former Royal Canal Works, South Of Edge Lane, M32 8 | In an existing use, unavailable for development |
| SSEL-154 | Progress House, 17 Cecil Road, Hale, WA15 9NZ. | Development complete |
| SSEL-160 | Site Adjacent To Collier Industrial Waste Ltd, Nash Road, Trafford Park, M17 1SX | Under construction |
| SSEL-163 | 1 Lund Street, Old Trafford, Manchester, M16 9EJ. | Development complete |
| SSEL-169 | Procter And Gamble Ltd, Trafford Park Road, Trafford Park, Manchester, M17 1NX | Development complete |
| SSEL-184 | Land at Village Way / Third Avenue | Development complete |
| SSEL-187 | Land at Nash Road | Development complete |

| Site Selection Reference | Site Name | Reason excluded |
|---------------------------------|---|---|
| SSEL-188 | Land at Nash Road / Ashburton Road West | Development complete |
| SSEL-189 | Land south of Nash Road | Development complete |
| SSEL-207 | Former school and Red Brook public house site bound by Oak Road and Warburton Lane | Development complete |
| SSEL-208 | Land at Warwick Road South | Under construction |
| SSEL-211 | Empress Business Centre, 380 Chester Road, Manchester | In an existing use, unavailable for development |
| SSEL-216 | Beyond (formerly Chill Factore) | In an existing use, unavailable for development |
| SSEL-235 | Former Boat Yard and TFGM Land, Edge Lane, Stretford | In an existing use, unavailable for development |
| SSEL-243 | Land adjacent to Manchester Ship Canal to the north of Lock Lane | Under construction |
| SSEL-247 | EventCity, Phoenix Way, Off Barton Dock Road, Manchester | In an existing use, unavailable for development |
| SSEL-249 | Land off Trafford Way to the south west of Chill Factore and to the south east of Trafford Sportsdome | In an existing use, unavailable for development |
| SSEL-259 | Land on Station Road (rear of the Old Police Station), Urmston | Development complete |
| SSEL-302 | Trafford Palazzo Car Park, Manchester | In an existing use, unavailable for development |
| SSEL-314 | The Jubilee Centre, St Marys Road, Bowdon | In an existing use, unavailable for development |
| SSEL-245 | Land off Central Road, adjacent to Partington Shopping Centre | Development complete |

Stage 4

- 6.9. A total of 188 sites progressed to Stage 4. At Stage 4, all of the sites that remained in the process were assessed and considered and a planning judgement was made by officers. The potential outcomes for Stage 4 in summary are:
- Site allocated – individually or as part of a wider allocation – 151 sites (see Tables 6 a-e)
 - Site excluded - unsuitable for allocation – 26 sites (see Table 7)
 - Site excluded - too small for allocation – 11 sites (see Table 7)
- 6.10. The Planning Constraints Assessment for each of the sites assessed at Stage 4 is available at Appendix 4. The Stage 4 sites are mapped, alongside the proposed allocation at Appendix 5.
- 6.11. Sites which were excluded because they were considered to be “too small” for allocation, may still be included as part of the housing land supply and form part of the

SHLAA. Small sites make up an important part of the identified land supply, and as they are likely to come forward and be developed within a shorter period of time, they are not appropriate for allocation.

Table 6a: Sites proposed for allocation in the North Locality

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|---|--|
| SSEL-103 | Wharfside, Trafford Park | Allocate as part of AN1 |
| SSEL-104 | Former Hilti Site, 1 Trafford Wharf Road | Allocate as part of AN1 |
| SSEL-105 | Land At Wharfside Way (Matey Site) | Allocate as part of AN1 |
| SSEL-106 | Land Adj Manchester Ship Canal (Peel), Trafford Wharf Road | Allocate as part of AN1 |
| SSEL-107 | Quay West, Trafford Wharf Road | Allocate as part of AN1 |
| SSEL-141 | International Timber, Trafford Wharf Road, Trafford Park, M17 1DJ | Allocate as part of AN1 |
| SSEL-190 | Victoria Warehouse Site B | Allocate as part of AN1 |
| SSEL-214 | Site bound by Wharfside Way to the north and north east, John Gilbert Way to the south and Europa Way to the west | Allocate as part of AN1 |
| SSEL-218 | Site E3 | Allocate as part of AN1 |
| SSEL-219 | Site N4 | Allocate as part of AN1 |
| SSEL-220 | Stadium Point, Old Trafford | Allocate as part of AN1 |
| SSEL-233 | Wharfside, Trafford Park | Allocate as part of AN1 |
| SSEL-306 | Plots 10c and 11 at Trafford Park | Allocate as part of AN1 |
| SSEL-100 | Former B+Q Site, Great Stone Rd, Old Trafford | Allocate as part of AN2 |
| SSEL-101 | Charlton House, 687 Chester Road | Allocate as part of AN2 |
| SSEL-138 | 64-66 Talbot Road, Stretford, Manchester, M16 0PP | Allocate as part of AN2 |
| SSEL-179 | Civic Quarter Area Action Plan | Allocate as part of AN2 |
| SSEL-196 | Former B&Q site, Great Stone Road, Stretford | Allocate as part of AN2 |
| SSEL-225 | 39 Talbot Road, Stretford | Allocate as part of AN2 |
| SSEL-226 | 17-19 Talbot Road, Stretford | Allocate as part of AN2 |
| SSEL-227 | Bingo 3000, 601 Chester Road, Stretford | Allocate as part of AN2 |
| SSEL-229 | White City Retail Park, Chester Road, Stretford | Allocate as part of AN2 |
| SSEL-272 | 97 Talbot Road, Old Trafford | Allocate as part of AN2 |
| SSEL-86 | Land To The Front Of Bowling Clubhouse, 49 Talbot Road, Old Trafford, Manchester, M16 0PW | Allocate as part of AN2 |
| SSEL-91 | Civic Quarter AAP | Allocate as part of AN2 |
| SSEL-92 | Mkm House, Warwick Road, Stretford, M16 0XX | Allocate as part of AN2 |
| SSEL-93 | City Point, 701 Chester Road, Stretford, M32 0RW | Allocate as part of AN2 |

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|---|--|
| SSEL-94 | 39 Talbot Road, Old Trafford | Allocate as part of AN2 |
| SSEL-95 | Chester House, 1 Boyer Street, Stretford, M16 0RE | Allocate as part of AN2 |
| SSEL-96 | 64-66 Talbot Road, Stretford, Manchester, M16 0PP | Allocate as part of AN2 |
| SSEL-97 | Lumina Village (Former Kelloggs Site), Talbot Road, Stretford, M16 0PG | Allocate as part of AN2 |
| SSEL-98 | 94a Talbot Road, Stretford, M16 0PG | Allocate as part of AN2 |
| SSEL-99 | 94b Talbot Road, Old Trafford | Allocate as part of AN2 |
| SSEL-115 | Trafford Waters / Quaysland Between M/Cr Ship Canal & Trafford Boulevard, Old Barton | Allocate as part of AN3 |
| SSEL-116 | Plot 2, Trafford Waters Development Site, Tafford Boulevard, Trafford Park. | Allocate as part of AN3 |
| SSEL-117 | Plot 1, Trafford Waters Development Site, Trafford Boulevard, Trafford Park | Allocate as part of AN3 |
| SSEL-118 | Plot 3, Trafford Waters Development Site, Trafford Boulevard, Trafford Park | Allocate as part of AN3 |
| SSEL-177 | Land Between Manchester Ship Canal And Trafford Boulevard/Old Barton Road, Urmston | Allocate as part of AN3 |
| SSEL-215 | Trafford Waters | Allocate as part of AN3 |
| SSEL-234 | Land adjoining the Manchester Ship Canal and Western Gateway Infrastructure Scheme | Allocate as part of AN3 |
| SSEL-246 | Land to the north and south of the Manchester Ship Canal adjacent to Barton Road Swing Bridge and Barton Swing Aqueduct | Allocate as part of AN3 |
| SSEL-112 | Pomona Docks, Pomona Strand | Allocate as part of AN4 |
| SSEL-113 | Pomona Docks II Pomona Strand | Allocate as part of AN4 |
| SSEL-114 | Development Site, Waterways Avenue, Old Trafford | Allocate as part of AN4 |
| SSEL-180 | Cornbrook Station, Old Trafford | Allocate as part of AN4 |
| SSEL-242 | Manchester Waters (comprising part of the Cornrbook Hub and Pomona Island) | Allocate as part of AN4 |
| SSEL-165 | Land At Stretford Mall And Lacy Street, Chester Road, Stretford, M32 9BD | Allocate as part of AN5 |
| SSEL-19 | Stretford Mall, Chester Road | Allocate as part of AN5 |
| SSEL-10 | Land Bound By Elsinore Road And Skerton Road, Stretford, M16 0WF | Allocate as part of AN6 |
| SSEL-102 | Former Bakemark Uk, Skerton Road, Stretford | Allocate as part of AN6 |
| SSEL-176 | Petrol Station And Adjacent Land, 499 Chester Road, Old Trafford, Manchester, Trafford, M16 9HF. | Allocate as part of AN7 |
| SSEL-206 | 499 Chester Road, Stretford, Manchester | Allocate as part of AN7 |

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|--|--|
| SSEL-32 | Petrol Station And Adj Land At 499 Chester Road, M16 9HF | Allocate as part of AN7 |
| SSEL-17 | Globe Trading Estate, 88-118 Chorlton Road, M15 4AL | Allocate as part of AN8 |
| SSEL-195 | P Fahey & Sons Limited, Chorlton Road, Old Trafford | Allocate as part of AN8 |
| SSEL-274 | Citygate 3, 203 Cross Street, Sale | Allocate as part of AN8 |
| SSEL-119 | Land Off Bold Street, Old Trafford, M15 5PW | Allocate as AN9 |
| SSEL-74 | Land On Brixham Road, Old Trafford | Allocate as AN10 |
| SSEL-2 | Stretford Memorial Hospital, Seymour Grove, M16 0DU | Allocate as AN11 |
| SSEL-61 | Land At Christie Road, Stretford, M32 0EW | Allocate as AN12 |
| SSEL-21 | Land At Newton St/Lacy St | Allocate as AN13 |
| SSEL-284 | 332-340 Chester Road | Allocate as AN14 |
| SSEL-59 | Greatstone Hotel, Stretford | Allocate as AN15 |
| SSEL-16 | Land At Avondale Road | Allocate as AN16 |
| SSEL-11 | Former Boat Yard, Edge Lane, Stretford | Allocate as part of AN17 |
| SSEL-236 | Former Boat Yard, Edge Lane, Stretford | Allocate as part of AN17 |
| SSEL-46 | Vehicle Repair Workshop, Green Street, Stretford, M32 8ND | Allocate as AN18 |
| SSEL-73 | Former Northumberland Public House, Chester Road, Northumberland Road / East Union Street, Old Trafford | Allocate as AN19 |
| SSEL-72 | York House, 1 Bridgenorth Avenue, Urmston, M41 9PA | Allocate as AN20 |
| SSEL-20 | Essoldo Cinema, Edge Lane | Allocate as AN21 |
| SSEL-58 | Robin Hood Hotel, 125 Barton Road, Stretford | Allocate as AN22 |
| SSEL-82 | Trafford Park Hotel, Trafford Park | Allocate as AN23 |
| SSEL-30 | Land Between 182/182a Park Road, Stretford, M32 8RD | Allocate as AN24 |
| SSEL-159 | Chapman Scaffolding Ltd, Land And Engine Shed, Rear Of Kelloggs Main Site Entrance, Park Road, Stretford, Manchester, M32 8RB. | Allocate as part of AN25 |
| SSEL-309 | Land to East of A5181 (Kelloggs Plant) Park Rd, Trafford Park, Stretford, Manchester M32 8RA | Allocate as part of AN25 |
| SSEL-310 | Land to West of A5181 (Kelloggs Plant) Park Rd, Trafford Park, Stretford, Manchester M32 8RA | Allocate as part of AN25 |
| SSEL-167 | Tenmat, Ashburton Road West, Trafford Park, Manchester, M17 1TD | Allocate as AN26 |
| SSEL-170 | Sca Hygiene Products, Trafford Park Road | Allocate as AN27 |

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|--|--|
| SSEL-161 | Ark, 125 Trafford Park Road (Land To Rear Of 125 Trafford Wharf Road), Trafford Park, M17 1HA | Allocate as part of AN28 |
| SSEL-175 | Land To Rear Of Units H2 & H3, Westbrook Road, Trafford Park | Allocate as part of AN28 |
| SSEL-182 | 10 Tenax Road, Manchester, M17 1JT | Allocate as AN29 |
| SSEL-183 | Former Jewson builders yard, First Ave, Stretford, Manchester M17 1JZ | Allocate as AN31 |
| SSEL-173 | Former Trafford Bakery, Ashburton Road West, Trafford Park | Allocate as AN32 |
| SSEL-144 | F And G Commercials (Manchester) Limited, Trafford Park Road, Trafford Park, Manchester, M17 1HG. F & G Holding Ltd. | Allocate as AN33 |
| SSEL-135 | Unit 24, Severnside Trading Estate, Textilose Road, Trafford Park, Manchester, M17 1WA. | Allocate as AN34 |
| SSEL-145 | Former Washington Mills Electro Minerals Ltd, Mosley Road, Trafford Park. | Allocate as AN36 |
| SSEL-158 | Warehouse, Cornbrook, 2 Brindley Road, Old Trafford, Manchester, M16 9hq | Allocate as AN37 |
| SSEL-156 | Alkane Energy Taylor Road, Trafford Park, M41 7JR | Allocate as part of AN38 |
| SSEL-186 | Bridgewater Centre, Robson Avenue | Allocate as part of AN38 |
| SSEL-239 | Land comprising the Bridgewater Centre between Barton Dock Road and the Bridgewater Canal | Allocate as part of AN38 |
| SSEL-185 | Land south of Taylor Road | Allocate as part of AN39 |
| SSEL-240 | Land comprising Fords of Winsford between Barton Dock Road and the Taylor Road | Allocate as part of AN39 |
| SSEL-146 | Land West Of Trafford Boulevard | Allocate as part of AN40 |
| SSEL-241 | Land between J10 of the M60 and the Trafford Golf Centre, to the west of Trafford Boulevard | Allocate as part of AN40 |
| SSEL-291 | Land at Moss Vale Crescent | Allocate as part of AN41 |
| SSEL-43 | Circle Court, Stretford, M32 9QJ | Allocate as part of AN41 |
| SSEL-148 | Unit 1, Mercury Way, Trafford Park, Manchester, M41 7BZ | Allocate as part of AN42 |
| SSEL-238 | Compound behind Holiday Inn, Trafford Park | Allocate as part of AN42 |
| SSEL-279 | Land off Barton Dock Road, Mercury Way and Phoenix Way | Allocated as AN43 |
| SSEL-248 | Former Container Base, Barton Dock Road, Trafford Park | Allocate as part of AN44 |
| SSEL-308 | Trafford Centre Car Park 7 | Allocate as AN44 |

Table 6b: Sites proposed for allocation in the South Locality

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|--------------------------|--|-------------------------------------|
| SSEL-110 | Land At Oakfield Road/Moss Lane Altrincham, WA15 8EP | Allocate as part of AS1 |
| SSEL-174 | Land At Oakfield Road/Moss Lane, Altrincham, WA15 8EP | Allocate as part of AS1 |
| SSEL-68 | New Street, Altrincham (Albert Court, Lloyd Court And Chapel Court) | Allocate as AS2 |
| SSEL-228 | Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham | Allocate as AS3 |
| SSEL-111 | Land At Oakfield Road (Altair)Moss Lane, WA15 8EP | Allocate as part of AS4 |
| SSEL-312 | Land at Oakfield Road site (Altair) | Allocate as part of AS4 |
| SSEL-8 | Oakfield Road/Balmoral Road | Allocate as part of AS4 |
| SSEL-26 | Mansion House, Manchester Road | Allocate as AS5 |
| SSEL-9 | Mayors Road/Manor Road | Allocate as AS6 |
| SSEL-83 | Bridgeworks, Altrincham | Allocate as AS7 |
| SSEL-25 | Trafalgar House, Manchester Road | Allocate as AS8 |
| SSEL-62 | Pelican Inn And Hotel, 350 Manchester Road, Altrincham, WA14 5NH | Allocate as AS9 |
| SSEL-283 | Hare And Hounds Public House, Wood Lane , Timperley | Allocate as AS11 |
| SSEL-192 | Land at Dairyhouse Lane | Allocate as part of AS12 |
| SSEL-231 | Land at Dairy House Lane, Altrincham | Allocate as part of AS12 |
| SSEL-311 | Land at Higher House Farm, Dairyhouse Lane, Altrincham | Allocate as part of AS12 |
| SSEL-162 | Logicor Park Altrincham, (Formerly The Lyon Estate), Atlantic Street, Altrincham | Allocate as AS13 |
| SSEL-232 | Land at Rose Cottage, Seamons Road, Altrincham | Allocate as AS14 |

Table 6c: Sites proposed for allocation in the Central Locality

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|--------------------------|--|-------------------------------------|
| SSEL-200 | The Square Shopping Centre, Sale | Allocate as part of AC1 |
| SSEL-22 | The Square, Town Square, Sale, M33 7WZ | Allocate as part of AC1 |
| SSEL-49 | Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse Lane And Manor Avenue | Allocate as AC2 |
| SSEL-36 | Former Trafford Magistrates' Court, Ashton Lane, Sale, M33 7NR | Allocate as AC3 |
| SSEL-52 | 56 Washway Road, Sale, | Allocate as part of AC4 |

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|--|--|
| SSEL-84 | Sale Lido And Car Park, Washway Road, Sale | Allocate as part of AC4 |
| SSEL-317 | St Francis Community Hall, Budworth Road, Sale | Allocate as AC5 |
| SSEL-268 | Stamford House, Northenden Road, Sale | Allocate as AC6 |
| SSEL-120 | 77-79 Cross Street, Sale, M33 7AA | Allocated as AC7 |

Table 6d: Sites proposed for allocation in the West Locality

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|---|--|
| SSEL-53 | Land Off Barton Road, Davyhulme, M41 7NL | Allocate as AW1 |
| SSEL-23 | Victoria Parade, Urmston Town Centre | Allocate as AW2 |
| SSEL-14 | Former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme | Allocate as AW3 |
| SSEL-4 | Former Mosedale's Brickwork S4, Ends Lane | Allocate as AW4 |
| SSEL-5 | Higher Road Depot And Adjoining Site | Allocate as AW5 |
| SSEL-54 | Former 1-3 Old Crofts Bank, Davyhulme, Urmston, Manchester, M41 7AA | Allocate as AW6 |
| SSEL-67 | Former Partington Social Club, Bailey Lane, Partington, M31 4NR | Allocate as AW7 |
| SSEL-3 | Land East of Partington Shopping Centre, Off Central Road, Partington | Allocate as AW8 |
| SSEL-29 | Land At Oak Road, Partington | Allocate as AW9 |
| SSEL-172 | Land South Off Barton Bridge, Trafford Way, Trafford Park | Allocate as AW10 |
| SSEL-166 | Land To The South Of Manchester Ship Canal And West Of Barton Bridge, Trafford Way, Trafford Park, | Allocate as part of AW11 |
| SSEL-204 | Land to the south of Manchester Ship Canal and west of Barton bridge, Trafford Way, Trafford Park, Manchester | Allocate as part of AW11 |

Table 6e: Sites proposed for allocation in the Broad Locations

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|---------------------------------|-------------------------------------|--|
| SSEL-261 | Cavendish House, Cross Street, Sale | Allocate as AB1 , part of Broad Location A2 |

| Site Selection Reference | Site Name | Planning Judgement / Allocation Ref |
|--------------------------|---|--|
| SSEL-262 | Charter House, Woodlands Road, Altrincham | Allocate as AB2 , part of Broad Location A2 |
| SSEL-263 | Citygate 1 and 2, Cross Street, Sale | Allocate as AB3 , part of Broad Location A2 |
| SSEL-264 | Crossgate House, Cross Street, Sale | Allocate as AB4 , part of Broad Location A2 |
| SSEL-265 | Dunham House, Cross Street, Sale | Allocate as AB5 , part of Broad Location A2 |
| SSEL-266 | Marshall House, Cross Street, Sale | Allocate as AB6 , part of Broad Location A2 |
| SSEL-267 | Stafford Court, Washway Road, Sale | Allocate as AB7 , part of Broad Location A2 |
| SSEL-318 | Empress Regeneration 1 | Allocate as AB8 , part of Broad Location A3 |
| SSEL-1 | Trafford Press Site, Chester Road, M16 9 | Allocate as AB9 , part of Broad Location A4 |
| SSEL-147 | Former Trafford Press | Allocate as AB9 , part of Broad Location A4 |
| SSEL-319 | Empress Regeneration 2 | Allocate as AB9 , part of Broad Location A4 |

Table 7: Sites excluded at Stage 4, alongside the Planning Judgement

| Site Selection Reference | Site Name | Planning Judgement | Outcome |
|--------------------------|---|--|---------|
| SSEL-6 | Land to rear of 28-34 Stokoe Avenue, Altrincham | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-7 | Land at the Gorse | Previously identified in the housing land supply (SHLAA). Review indicates that the site is no longer considered suitable/available for residential development. | Exclude |

| Site Selection Reference | Site Name | Planning Judgement | Outcome |
|---------------------------------|---|---|----------------|
| SSEL-12 | Land Adj Flixton Station, Flixton Road, | Previously identified in the housing land supply (SHLAA). Review indicates that the site is no longer considered suitable/available for residential development. | Exclude |
| SSEL-18 | 1 to 19 Washway Road, Sale | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-24 | Land At Station Rd/Urmston Railway Station, Urmston Town Centre | Previously identified in the housing land supply (SHLAA). Review indicates that the site is no longer considered suitable/available for residential development. | Exclude |
| SSEL-28 | Britannia Road, Industrial Estate | Within an existing employment land designation. Draft Local Plan (April 2025) continues to designate this land for employment use. | Exclude |
| SSEL-33 | Lynnfield House/Hamilton House, Church Street Altrincham, | Previously identified in the housing land supply (SHLAA). Review indicates that the site is currently not available for residential development. Site may come forward under A56 Broad Location – allocation policy A2. | Exclude |
| SSEL-39 | Albert Buildings, 3 Scott Drive, Altrincham, | Within an existing employment land designation. Draft Local Plan (April 2025) continues to designate this land for employment use. | Exclude |
| SSEL-40 | Land to the Rear 397 Stockport Road, | Previously identified in the housing land supply (SHLAA). Review indicates that the site is no longer considered suitable/available for residential development. | Exclude |
| SSEL-42 | Brooks Bar Centre, 162-164 Chorlton Road, Old Trafford | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-45 | Land Off Brunswick Street, Stretford | Site may come forward under A56 Broad Location – allocation policy A2. Currently not enough information to allocate as a standalone site. | Exclude |
| SSEL-47 | Sunningdale House And Kingfisher House, 11 George Street, Altrincham, | Previously identified in the housing land supply (SHLAA). Review indicates that the site is no longer considered suitable/available for residential development. | Exclude |

| Site Selection Reference | Site Name | Planning Judgement | Outcome |
|---------------------------------|---|---|----------------|
| SSEL-48 | Beech House, Manchester Road, Partington | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-65 | Car Park, Cresta Hotel, Altrincham | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-69 | 43a Park Road, Timperley, | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-77 | 160 Higher Road, Urmston | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-78 | 2-8 Kingsway, Altrincham | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-140 | Unit 2, The Furrows, Trafford Park, | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-149 | Sawfield Nurseries, Fairy Lane, Sale | Site has an approved application for development however as it is in the Green Belt it is not suitable for allocation in this Local Plan. | Exclude |
| SSEL-155 | Sale Golf Club, Golf Road, Sale, | Site has an approved application for development however as it is in the Green Belt it is not suitable for allocation in this Local Plan. | Exclude |
| SSEL-157 | Wild Fowl Farm, Carrington Lane, Carrington, Manchester | Site has an approved application for development however as it is in the Green Belt it is not suitable for allocation in this Local Plan. | Exclude |
| SSEL-171 | Irlam Locks, Irlam Road, Urmston | Site has an approved application for development however as it is in the Green Belt it is not suitable for allocation in this Local Plan. | Exclude |
| SSEL-197 | Turn Moss, Turn Moss Road, Stretford, Manchester | Site already allocated as Open Space – classified under “Parks, Gardens and Recreation Ground”. | Exclude |
| SSEL-199 | intu Trafford Centre and its Vicinity | Not suitable for allocation in this Local Plan – submitted for designation as a town centre. | Exclude |
| SSEL-203 | Trafford Retail Park, Barton Road, Urmston | Not suitable for allocation in this Local Plan – submitted for allocation as a retail warehouse park. | Exclude |

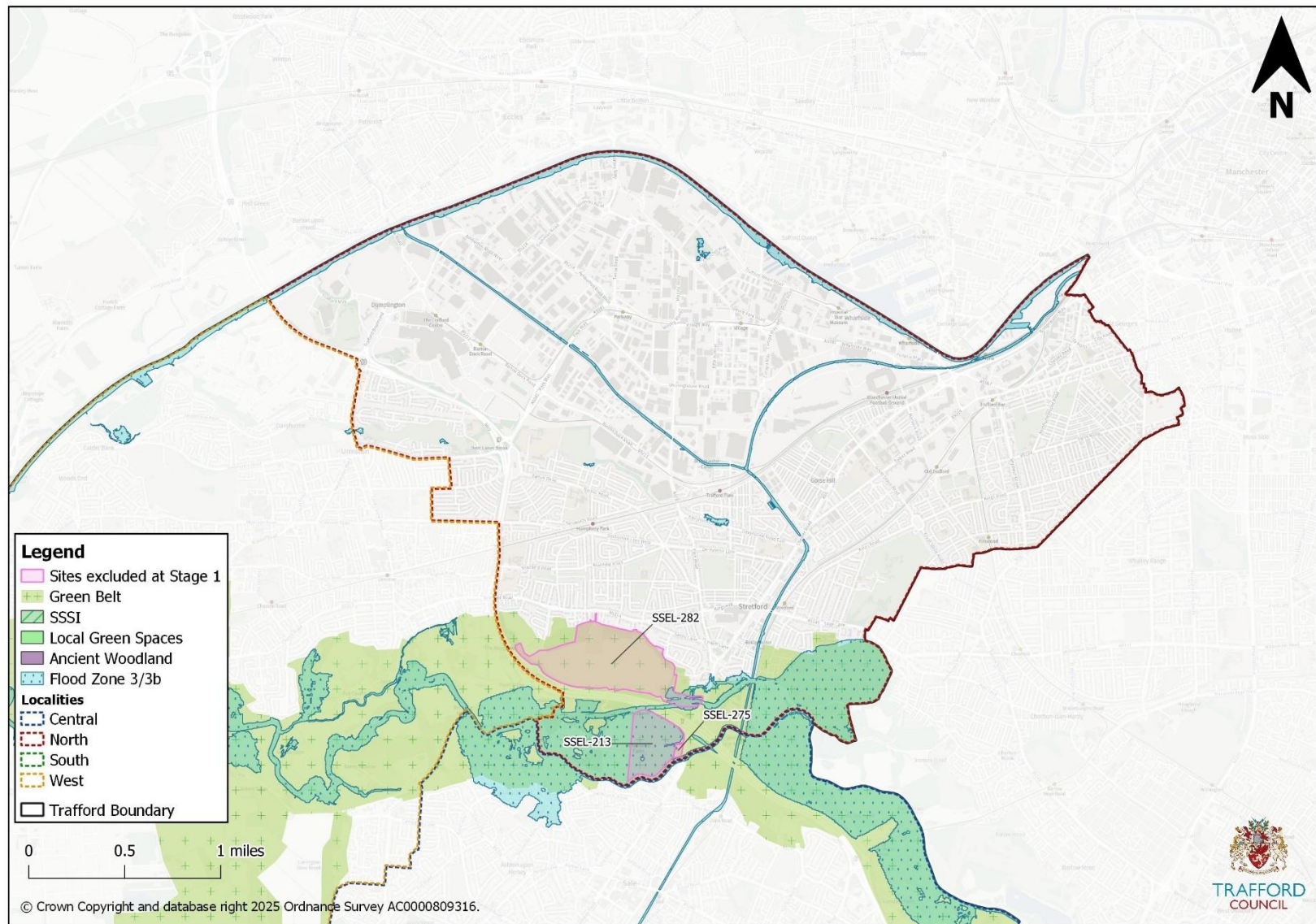
| Site Selection Reference | Site Name | Planning Judgement | Outcome |
|--------------------------|--|---|---------|
| sSSEL-237 | The Chandlery Building, Stretford Marina, Marland Way, Stretford | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-244 | Trafford City Strategic Location for Growth, Land bound by M60, Bridgewater Canal, Manchester Ship Canal and Parkway | Submission of wider site – considered too large for allocation. Smaller sites within boundary allocated for a variety of uses. | Exclude |
| SSEL-269 | Land adjacent to Shawe House, Pennybridge Lane, Urmston | Review of site determined that development capacity would not be sufficient for allocation in this Local Plan. | Exclude |
| SSEL-273 | Land off Seymour Grove, Old Trafford | Majority of the site is within an existing local centre designation. Draft Local Plan (April 2025) continues, and expands, this local centre designation. | Exclude |
| SSEL-286 | The Trafford Rye Bank Rd Community Garden, Rye Bank Rd, Firswood, Stretford, | Not suitable for allocation in this Local Plan – does not meet standards required for designation as open space. | Exclude |
| SSEL-288 | Land at the end of Woodcote Road, West Timperley | Not suitable for allocation in this Local Plan – does not meet standards required for designation as open space. | Exclude |
| SSEL-292 | Former RAC Offices and Car Park, Thomas Street, Stretford | Within an existing employment land designation. Draft Local Plan (April 2025) continues to designate this land for employment use. | Exclude |
| SSEL-293 | Land adjacent to Timperley Brook Stamford Brook Road Altrincham | Not available for allocation – site forms part of a designated school playing pitch. | Exclude |
| SSEL-296 | Site of former Flixton Railway Station, Flixton Road, Flixton | Not appropriate for allocation for development as site comprised of Green Belt and land within the Green Infrastructure Network. | Exclude |
| SSEL-315 | Former Trafford High School, Flixton | Not appropriate for allocation for development – site to be considered for new school if required subject to further infrastructure studies. | Exclude |
| SSEL-307 | Trafford Centre Car Park 3 | In current use as a Car Park central to Trafford Centre and other leisure uses – redevelopment of site for other uses not considered appropriate. | Exclude |
| SSEL-316 | Land at Vale Road, Timperley | Incidental open space to be retained, not considered appropriate for allocation. | Exclude |

7. Conclusion

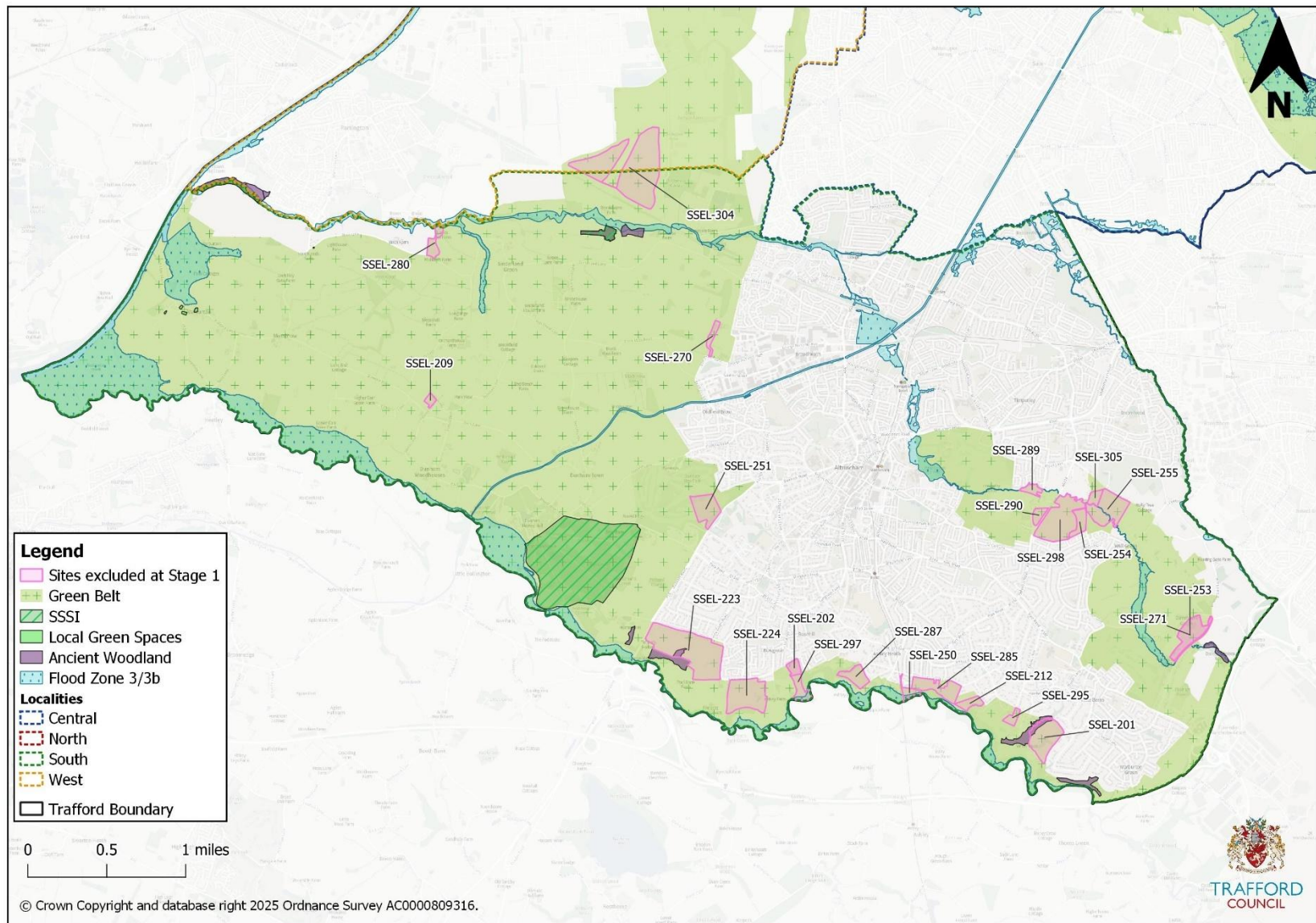
- 7.1. The result of the Site Selection process is a total of 80 proposed allocations for residential, and employment uses.
- 7.2. All of the proposed allocations are within the existing urban area and approximately 90% are on brownfield land. Sufficient land has therefore been identified to meet the housing and employment land requirements set in PfE Policies JP-H1, JP-J3 and JP-J4, as well as draft Local Plan policies R1 and EJ1.
- 7.3. The Site Selection Methodology has taken a logical, open and transparent approach to assessing sites, establishing a clear framework which takes a full account of the overarching Spatial Strategy and Strategic Objectives of the Local Plan.
- 7.4. Resulting in proposed allocations which will help to deliver the identified housing and employment land requirements and achieve the vision of Trafford's emerging Local Plan.

Appendix 1: Stage 1 Planning Constraints and excluded sites

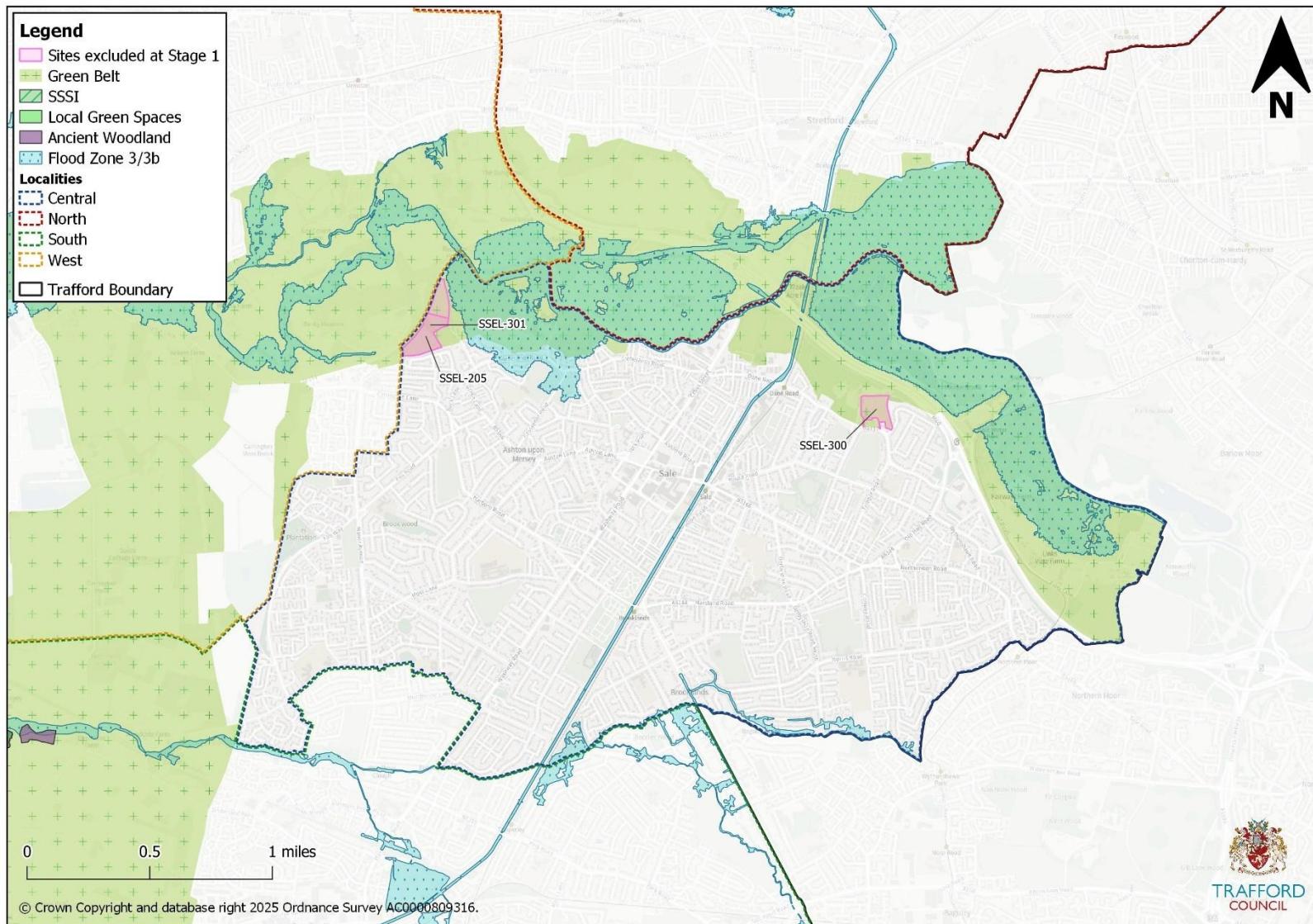
Stage 1 - North Locality



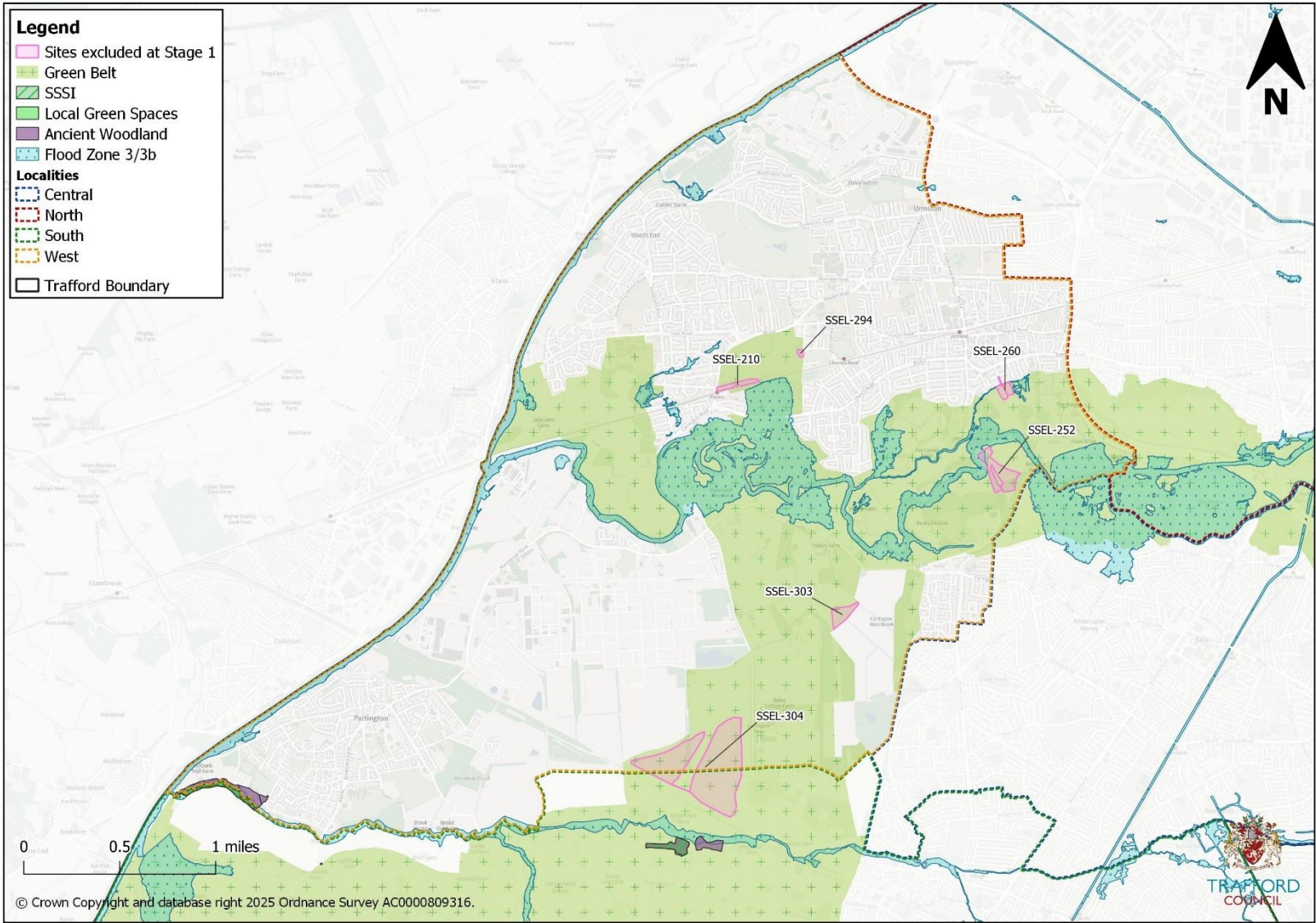
Stage 1 - South Locality



Stage 1 – Central Locality

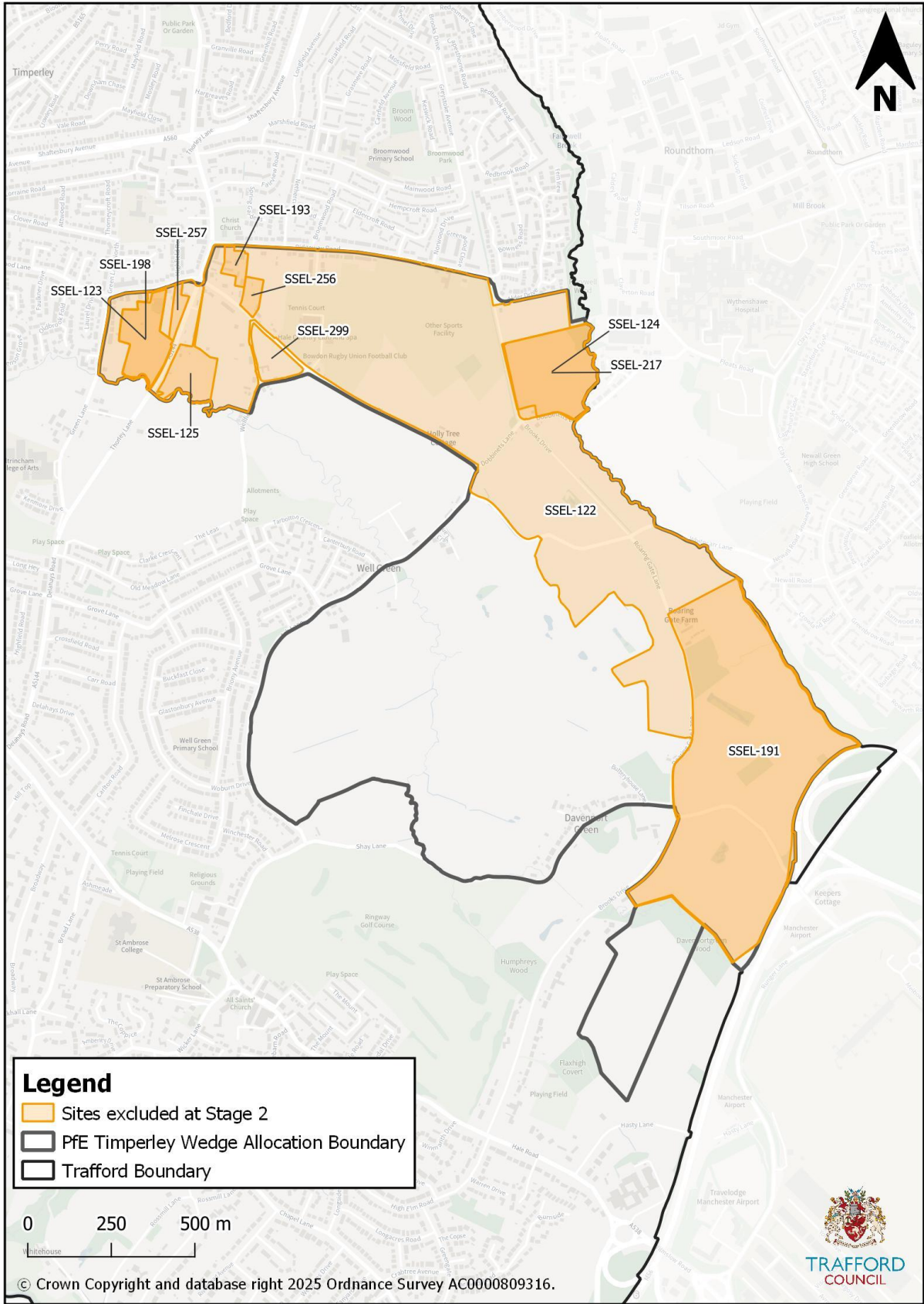


Stage 1 – West Locality

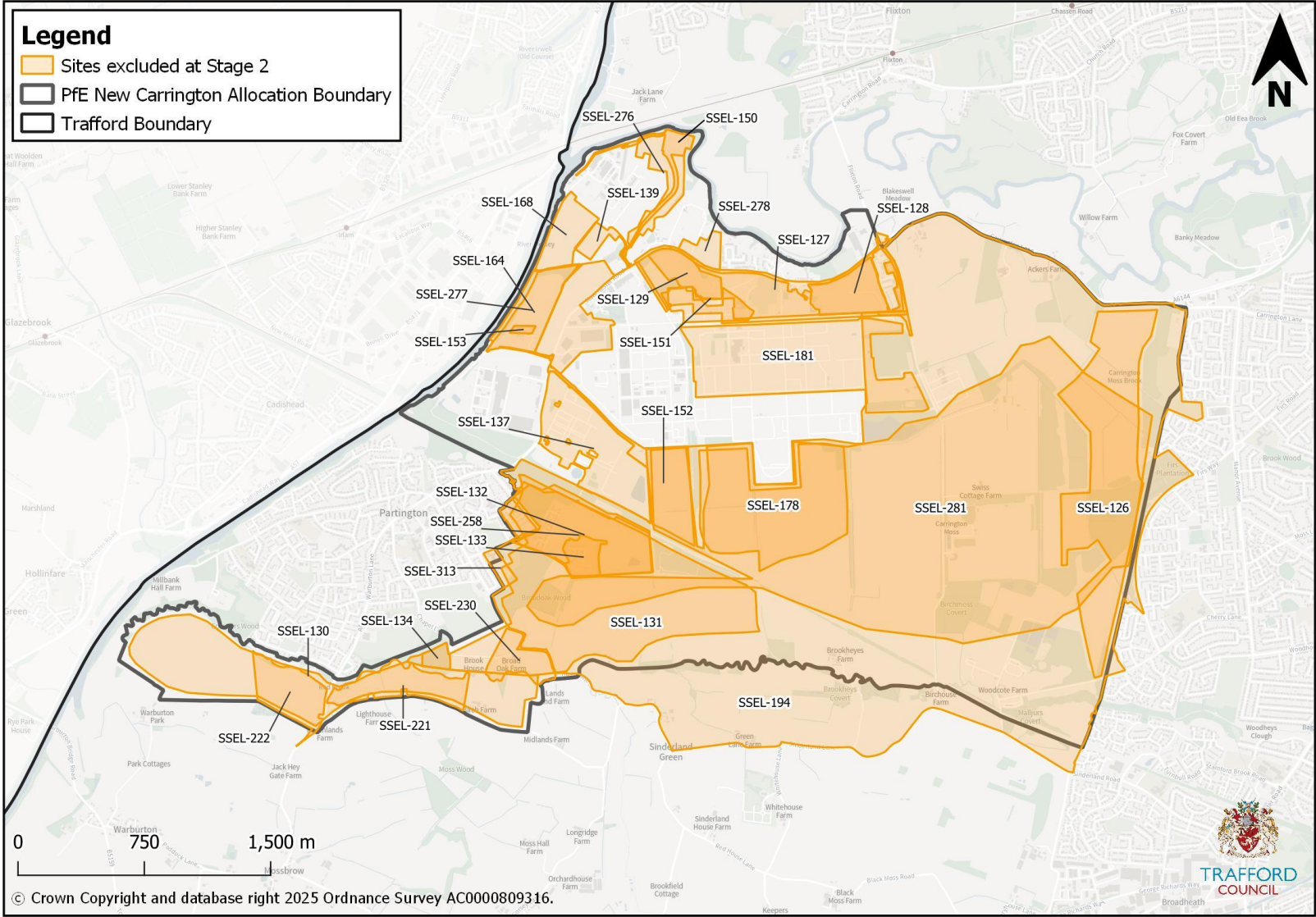


Appendix 2: Stage 2, PfE Allocations and excluded sites

JPA 3.2: Timperley Wedge

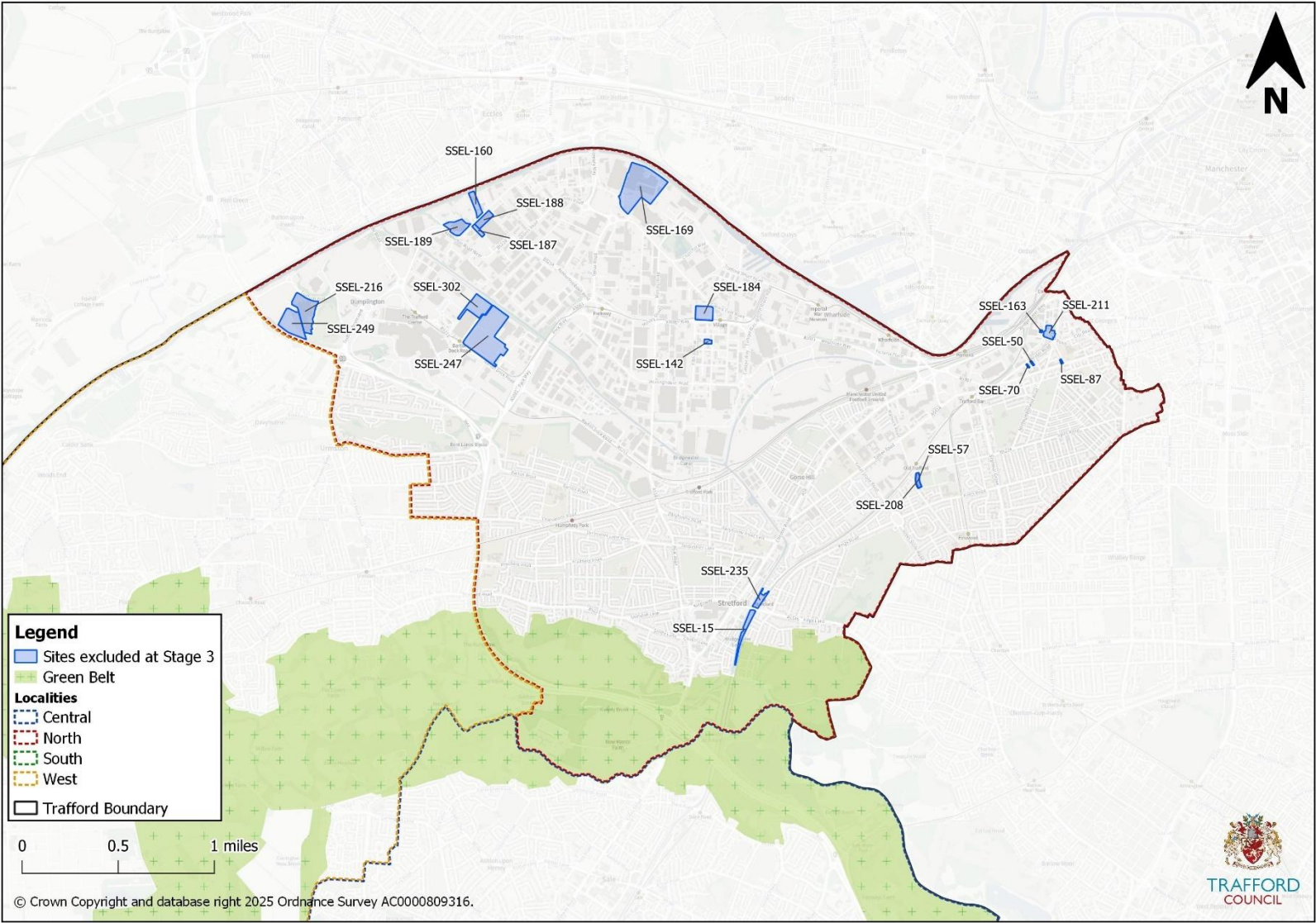


JPA30: New Carrington

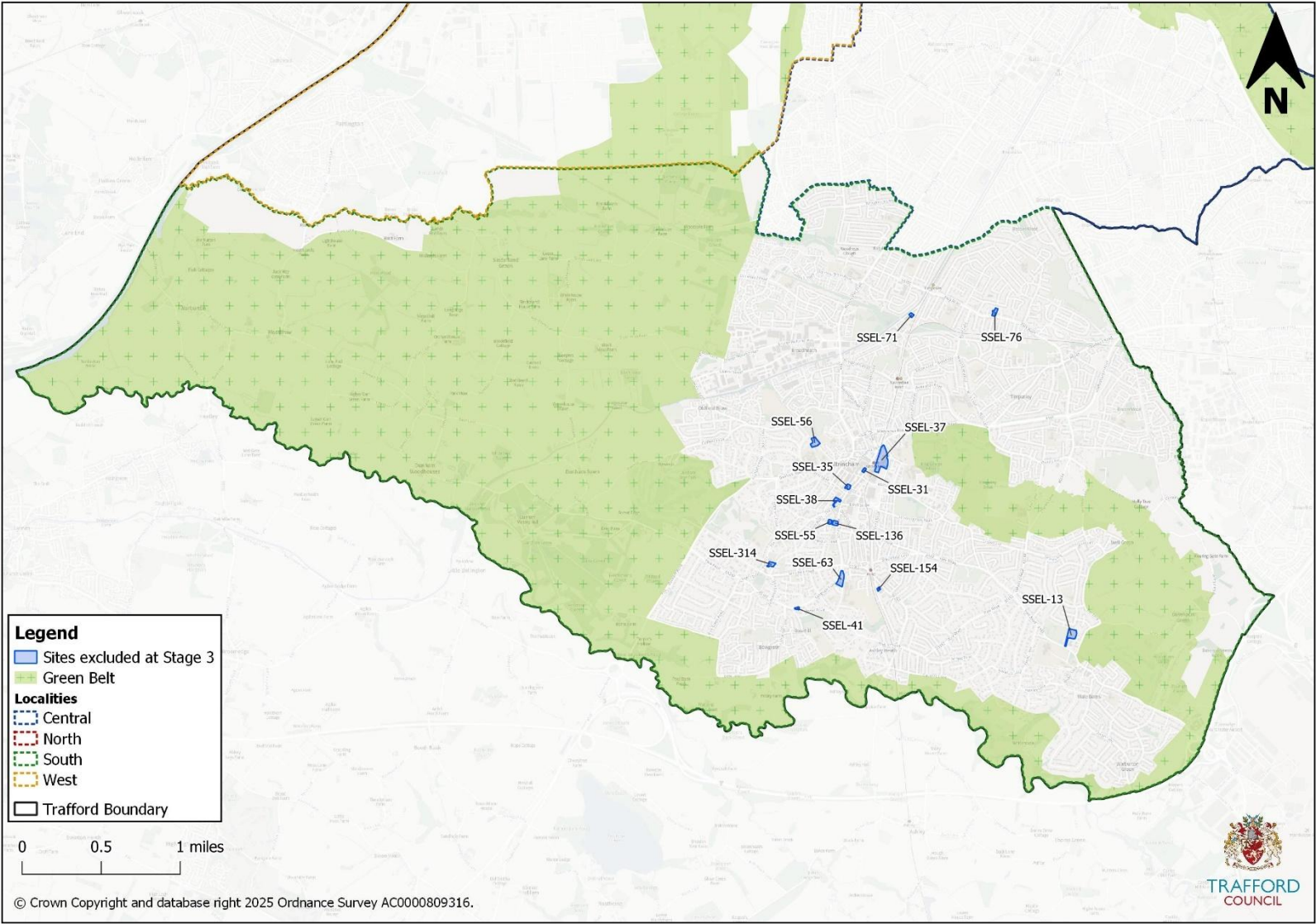


Appendix 3: Stage 3 excluded sites

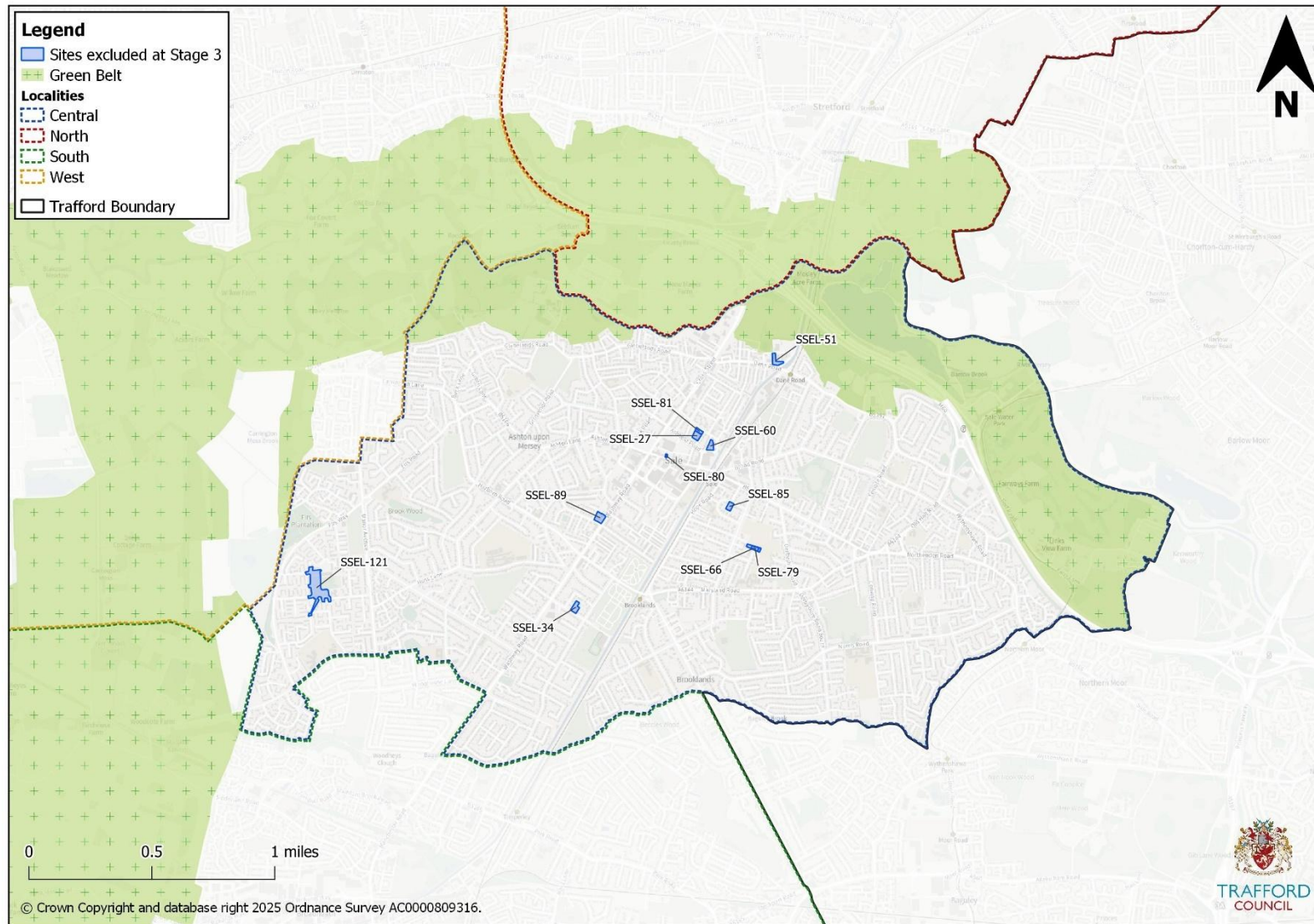
Stage 3 – North Locality



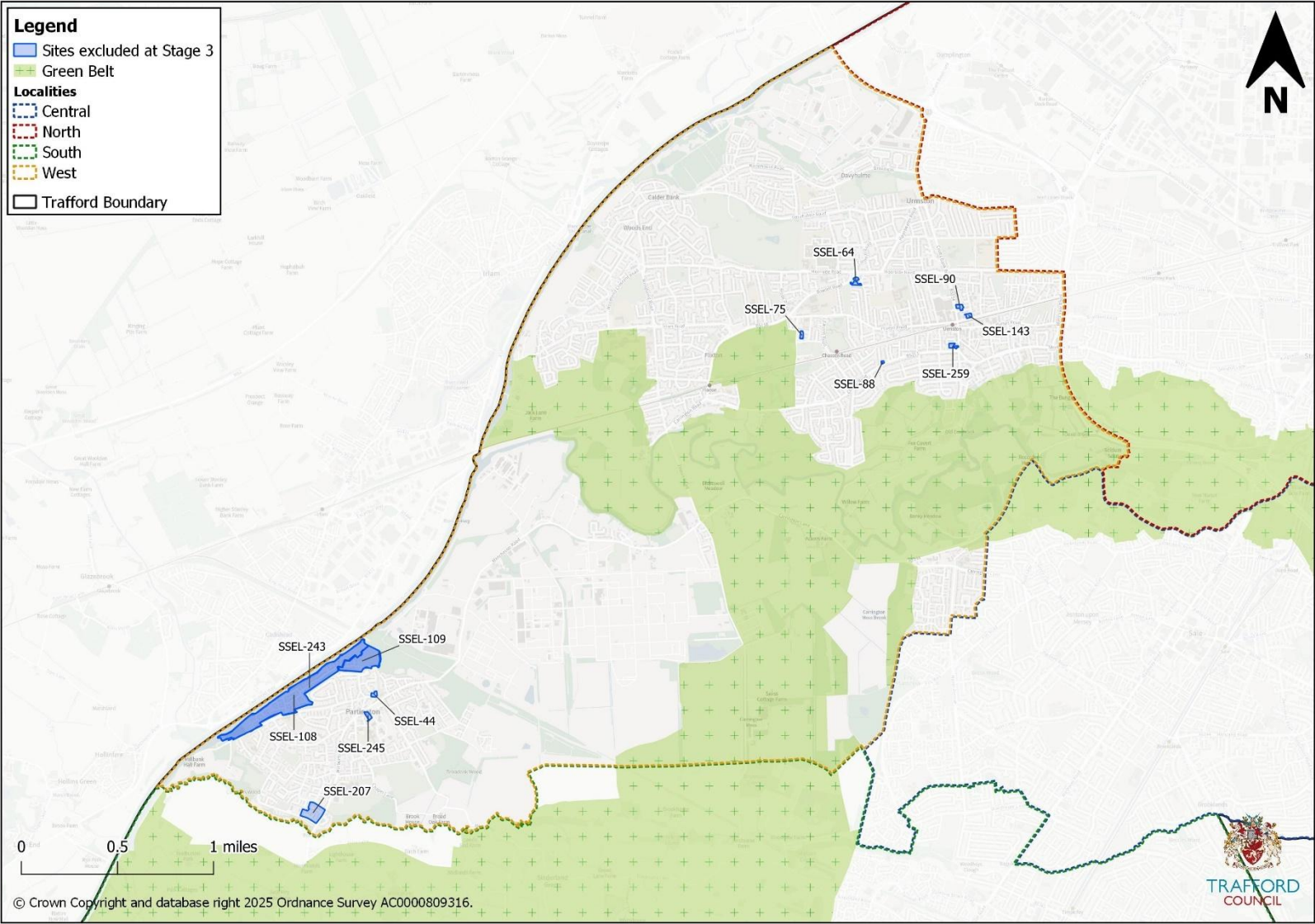
Stage 3 – South Locality



Stage 3 – Central Locality



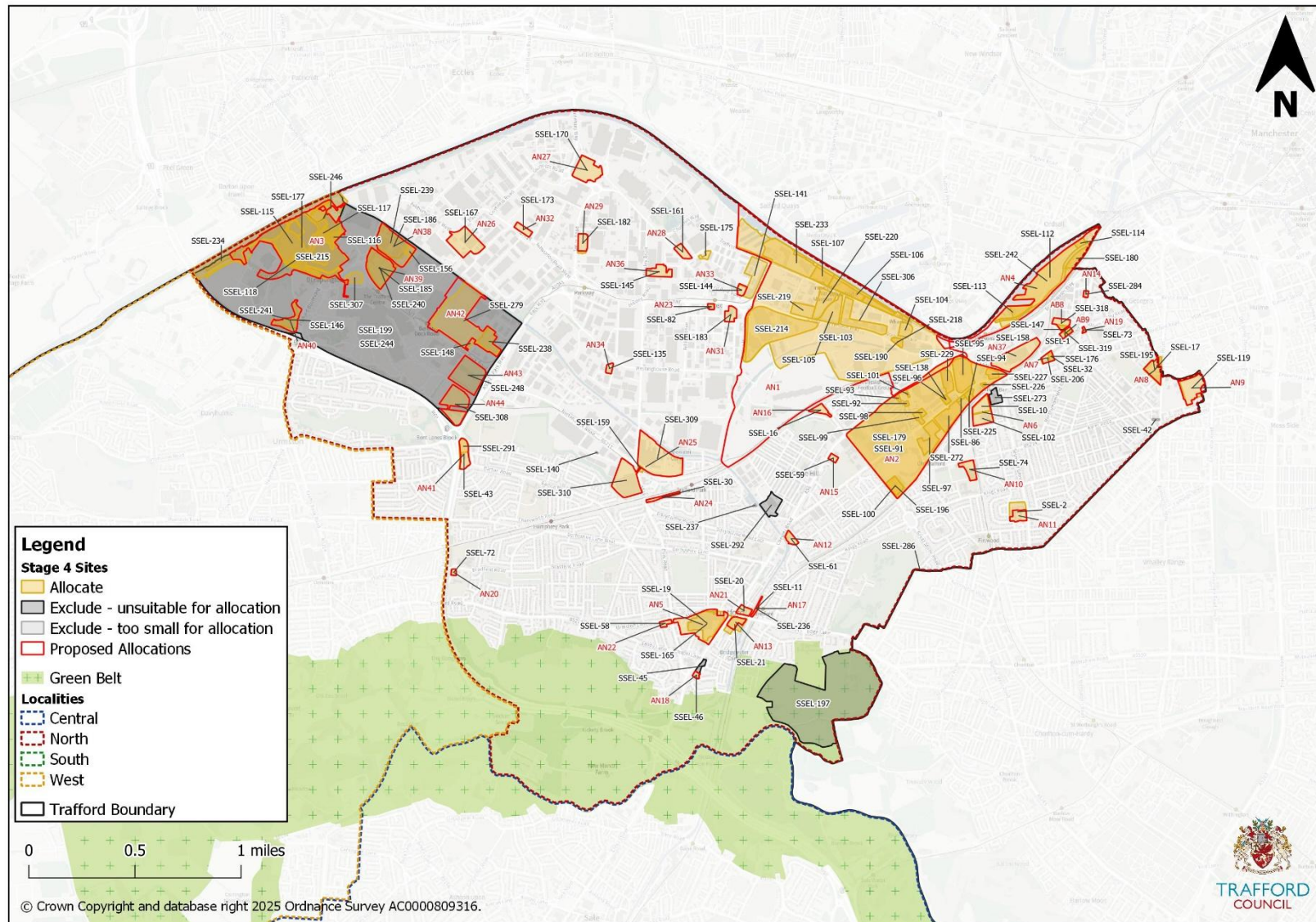
Stage 3 – West Locality



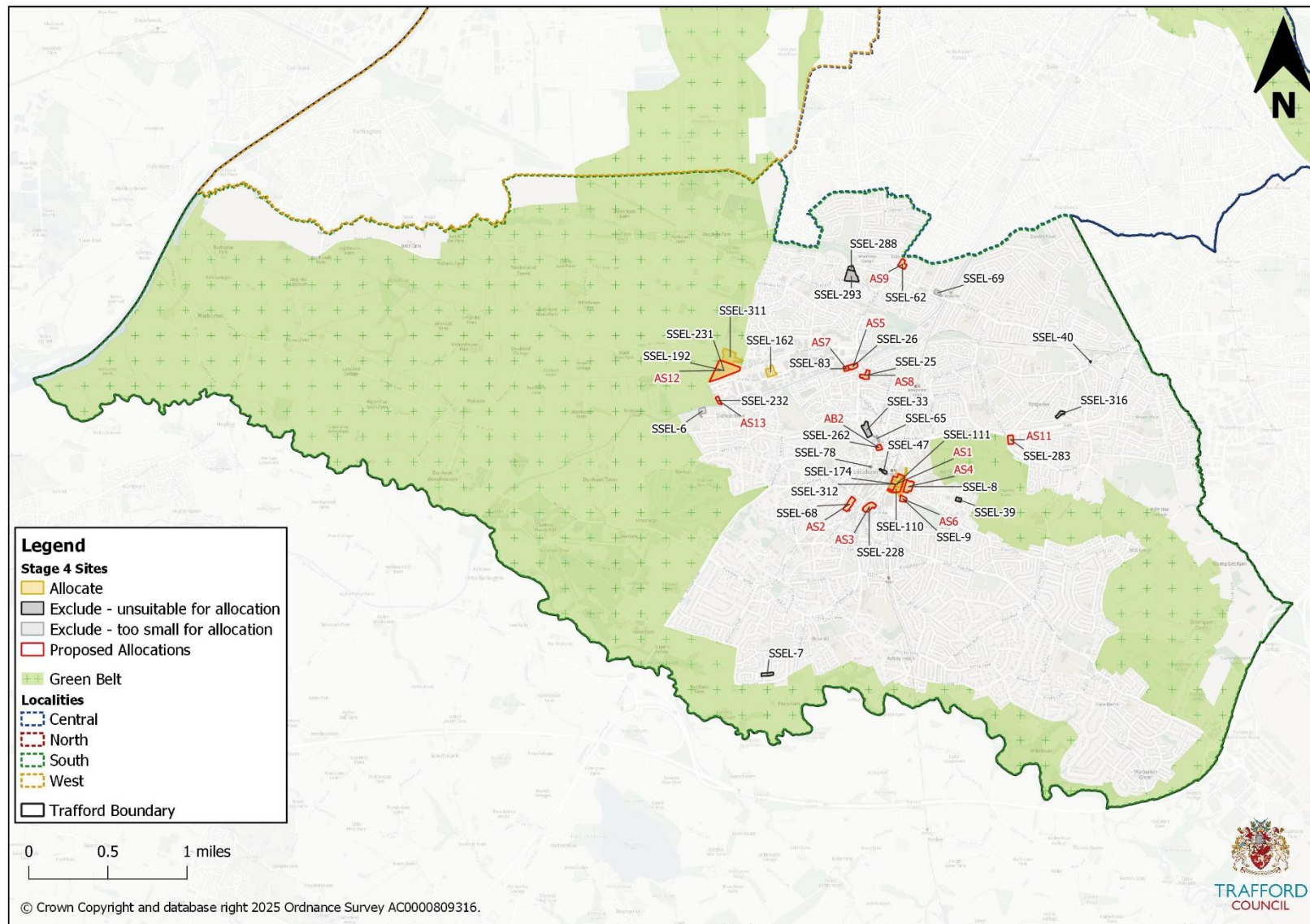
Appendix 4: Planning Constraints Assessment – see separate document.

Appendix 5: Sites proposed for allocations and sites excluded at Stage 4

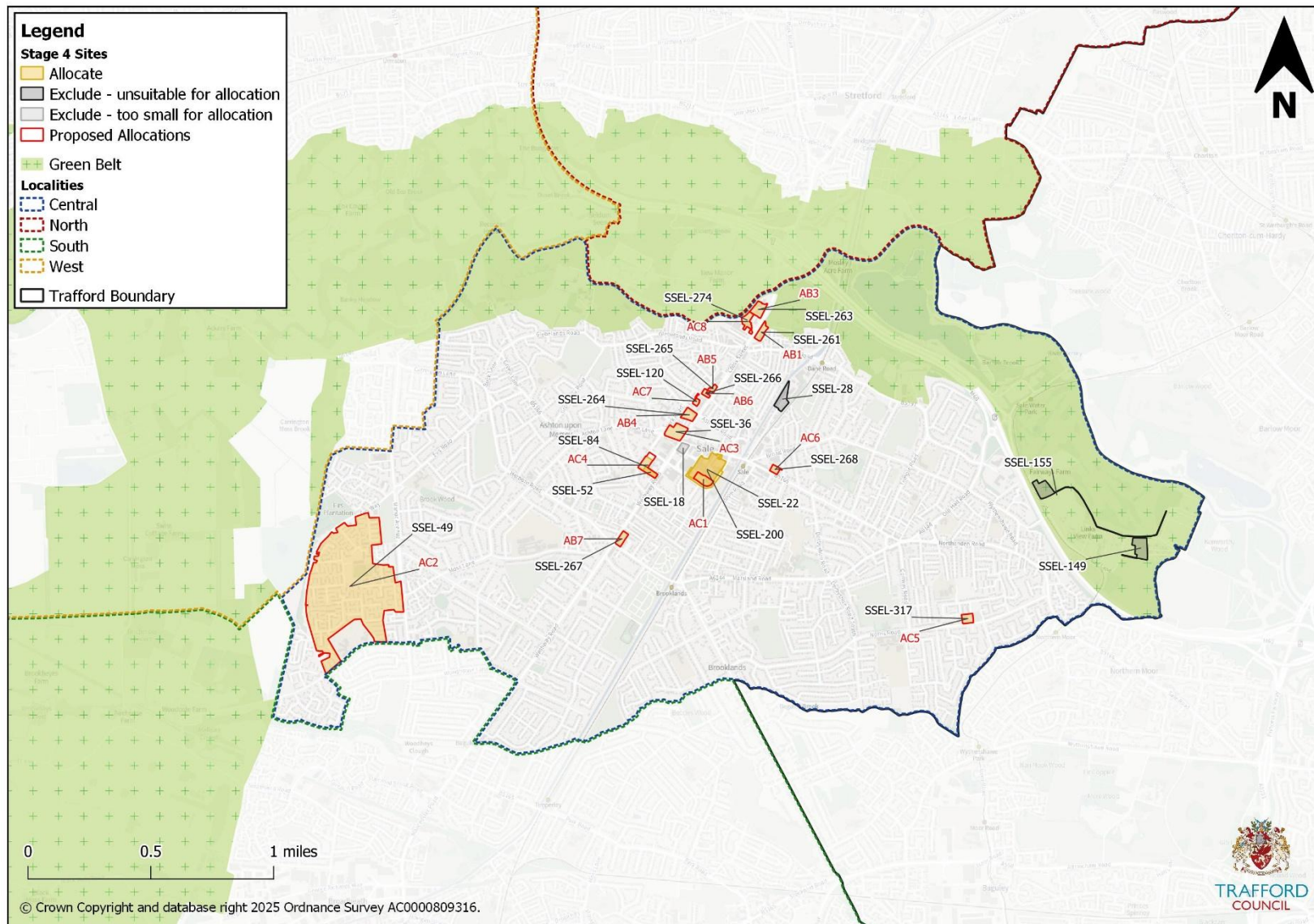
Stage 4 – North Locality



Stage 4 – South Locality



Stage 4 – Central Locality



Stage 4 – West Locality

