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A. Appendix 1



Our Ref: 18-01961

1 October 2021

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LONDON
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HUNTINGDON
MANCHESTER

By Email only: [REDACTED]

Dear Sir/Madam,

Re: Places for Everyone - Publication Stage Consultation Draft - August 2021

Rapleys LLP have been instructed by our client, Harlex (RLP Timperley) LLP (Harlex), to prepare representations to the Places for Everyone Plan Publication Stage Consultation Draft.

Harlex is a Manchester based property developer. The business has a proven track record with over 20 years property development experience across all asset classes.

These representations are made with reference to Harlex's land interests at the World of Pets & Leisure site, Thorley Lane, Timperley, Altrincham. It is their intention to bring the site forward for residential development as soon as practicable.

Thorley Lane, Timperley

The World of Pets & Leisure site is located to the west of Thorley Lane (A5144) and to the south of Wood Lane in Timperley. The site is located within the administrative area of Trafford Council. A plan of the site has been included at **Appendix 1** for reference.

A significant proportion of the site (3.27 acres of the 7.2 acres site area) is brownfield land. Existing buildings on site have a combined GEA of 2,489 sq.m. The site is well contained and surrounded by built form/defensible boundaries. The site is currently operated under Use Class E and has an unrestricted planning permission.

The site is located within the Green Belt but is identified for allocation for residential development in the Places for Everyone Plan, as part of the wider Timperley Wedge allocation. It has been identified for removal from the Green Belt through the Greater Manchester Spatial Framework (GMSF) since 2016.

An outline planning application for up to 116no. residential dwellings with all matters reserved aside from access - for which detailed consent is sought - was submitted to Trafford Borough Council in September 2021. The application is awaiting validation at the time of writing.

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REGULATED BY RICS

Places For Everyone Publication Draft

The National Planning Policy Framework at Paragraph 35 states that an examined plan is only sound where it is;

- a) Positively prepared;
- b) Justified;
- c) Effective; and
- d) Consistent with National Policy.

Harlex is generally supportive of the new Places for Everyone Plan being progressed, as this provides an opportunity to ensure that the development needs of the nine Greater Manchester district areas can be met in full and exceeded, where appropriate.

Given Harlex's position, as a property developer, seeking to deliver residential and commercial development in Trafford and across Greater Manchester, these representations only provide responses to the parts of the Plan which are of direct relevance to their business.

Consultation Response

This letter of representation will follow the order of questions within the consultation document, firstly responding to the general questions set out, and then responding to selected questions included within the wider document.

1. As part of the planning process, we will need to publish your name alongside your response. We will also need at least one method to contact you.

Yes, I understand that my response will be published with my full name and my details passed to the planning inspector, and I have read and understood the Privacy Notice (which can be found on the Overview page for this consultation)

2. Are you over the age of 13?

I am over the age of 13.

3. What type of respondent are you?

I am an agent responding on behalf of an individual, group or organisation.

Rapleys LLP is a firm of Property and Planning Consultants. We are retained by Harlex to make representations to the Places for Everyone Publication Stage Consultation Draft on their behalf.

Harlex is a Manchester based property developer. The business has a proven track record with over 20 years property development experience across all asset classes.

4. Contact details

Name: Jonathan Harper - Partner - Rapleys LLP

Address: Rapleys LLP, Suite 2B, York House, York Street, Manchester, Greater Manchester, M2 2BB

Email: [REDACTED]

5. If you're submitting a response on behalf of an organisation or group, please also give us their details

Organisation Name: Harlex (RLP Timperley) LLP

Address: C/O - Harlex Property, Halewood House Farm, Hollow Lane, Kingsley, Cheshire, WA6 8ET

Email: [REDACTED]

6. This is the final consultation before the plan is submitted to the Secretary of State for examination, and it is the formal stage of consultation. The Government requires us to ask people whether our plans meet national planning legal and policy requirements. Please indicate whether you would like to be invited to the Examination in Public.

I am happy for the Planning Inspector to use my details to invite me to the Examination in Public.

We would like to be kept advised as to when the plan is submitted for independent examination, when the Inspector's Report is published and when the plan is adopted.

79. Trafford - JPA 3.2: Timperley Wedge

Harlex fully support the proposed allocation of Timperley Wedge through Policy JPA3.2 and the site's removal from the Green Belt.

Considering the information provided for JPA 3.2 the following responses are provided the questions set out.

	Sound	Unsound
Positively Prepared?	X	
Justified?		X
Consistent with national policy?	X	
Effective?	X	
	Yes	No
Legally Compliant?	X	
In accordance with the Duty to Cooperate?	X	

Please give details of why you consider JPA 3.2: Timperley Wedge not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

It is considered that there are a number of aspects within the current draft policy wording for JPA 3.2, which are not justified, taking into account reasonable alternatives, and based upon proportionate evidence.

Firstly, the policy is considered too inflexible in its wording, which could prevent development from coming forward if criteria set out cannot be met.

Secondly, the policy must include appropriate provision for the viability of development proposals to be assessed on an appropriate basis so that it does not overburden developers and prevent development sites from being delivered.

Further, it is not considered that the requirement for the site to provide a minimum of 45% affordable housing has been appropriately justified, having full and proper regard to the deliverability and viability of the allocation.

Finally, there are a number of criteria within the policy, which will only relate to certain parts of the allocation. This should be clarified within the policy wording.

Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.

It is suggested that the wording at the start of the policy should be amended to state that 'Development of this area should:' as opposed to 'Development of this site will be required to:'. This provides more flexibility for developments coming forward within the Timperley Wedge allocation area, noting that not all of the points within the policy are of direct relevance to every development parcel.

The policy wording must also include appropriate provision for the viability of development proposals to be assessed on an appropriate basis so that it does not overburden developers and prevent development sites from being delivered.

It is considered that the affordable housing figure within the policy should be revised / reviewed. It is considered that a minimum of 30% affordable housing, subject to site specific viability assessment, is appropriate on the basis that this represents a minimum target, which can be exceeded. Whatever target is finally put forward, this most certainly should include appropriate provision for a site-specific viability assessment.

If the minimum of 45% affordable housing continues to be included, this should be appropriately justified, having full and proper regard to the deliverability and viability of the allocation. It is not considered that this justification has been provided currently.

More specifically, it is considered that the modifications below should also be made to the policy wording, in recognition that not all of the points within the policy are of direct relevance to every development parcel. It is considered that these amendments should be made to ensure that the policy wording is fully sound.

In regard to criterion 15 of the draft policy, which states development should "Accommodate and contribute to the delivery of the Manchester Airport Metrolink Line Western Leg extension including Metrolink stop(s)", it is considered that 'Where appropriate' should be added before the current wording.

In regard to criterion 16 of the draft policy, which states development should "Deliver a new spine road through the site with connections to the existing road network and local access to development sites, incorporating separate pedestrian and cycling space and provision for future bus rapid transit to improve east west connections between Altrincham and Manchester Airport", it is considered that 'Where appropriate' should be added before the current wording.

In regard to criterion 19 of the draft policy, which states development should "Provide additional primary school places, including a new primary school and contribute to the provision of secondary school places", it is considered that 'Where appropriate' should be added before the current wording.

In regard to criterion 31 of the draft policy, which states development should “Retain important landscape views and landscape features such as ponds, woodland and hedgerows and use these features to develop a distinct sense of place”, it is considered that ‘Where appropriate’ should be added before the current wording.

Harlex would ask that these suggested changes are given due consideration.

Summary

Rapleys LLP have been instructed by our client, Harlex, to prepare representations to the Places for Everyone Publication Draft, published in August 2021. Harlex are the owners of a site known as World of Pets & Leisure, Thorley Lane, Timperley, Altrincham, WA15 7PJ, which forms part of Allocation JPA3.2 Timperley Wedge.

Harlex fully support Allocation JPA3.2: Timperley Wedge being included within the Plan, subject to the comments provided on this policy being taken into account in formulating a final version of the Plan.

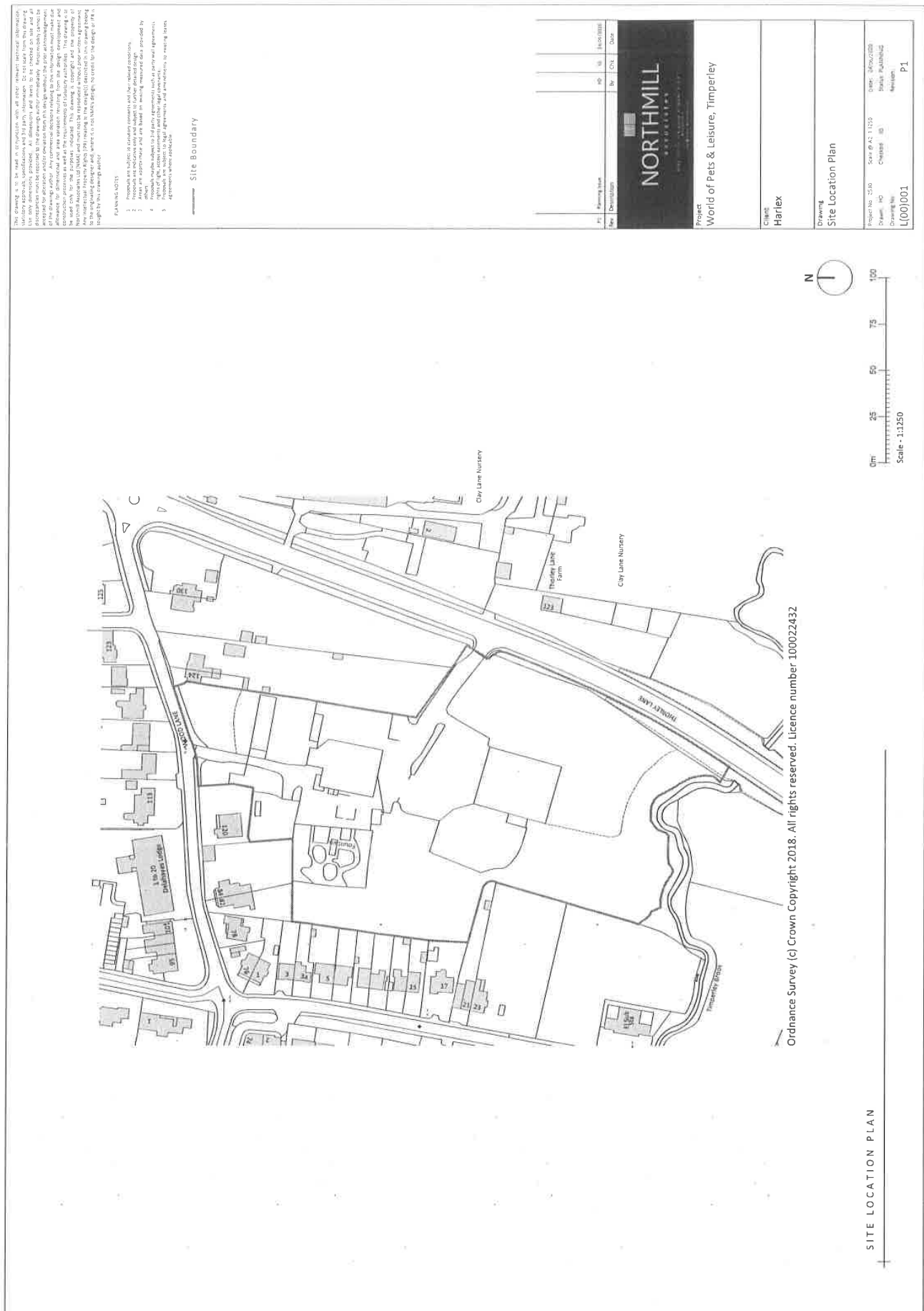
It would be appreciated if written confirmation of receipt of these representations could be provided.

In addition, we would like to be kept informed about any further progress or consultation which takes place regarding the Places for Everyone Plan's progress to formal adoption.

Yours faithfully,

Jonathan Harper
MA (Hons) MTCP MRTPI AssocRICS
Partner - Town Planning

APPENDIX 1
SITE LOCATION PLAN





Thorley Lane Timperley - Places for Everyone Representations - 01.10.2021

Final Audit Report

2021-10-01

Created:	2021-10-01
By:	Jo Ann Mellor [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAm7XmQH1_mhA1niAenqQwiqX-JJSgO7h

"Thorley Lane Timperley - Places for Everyone Representations - 01.10.2021" History

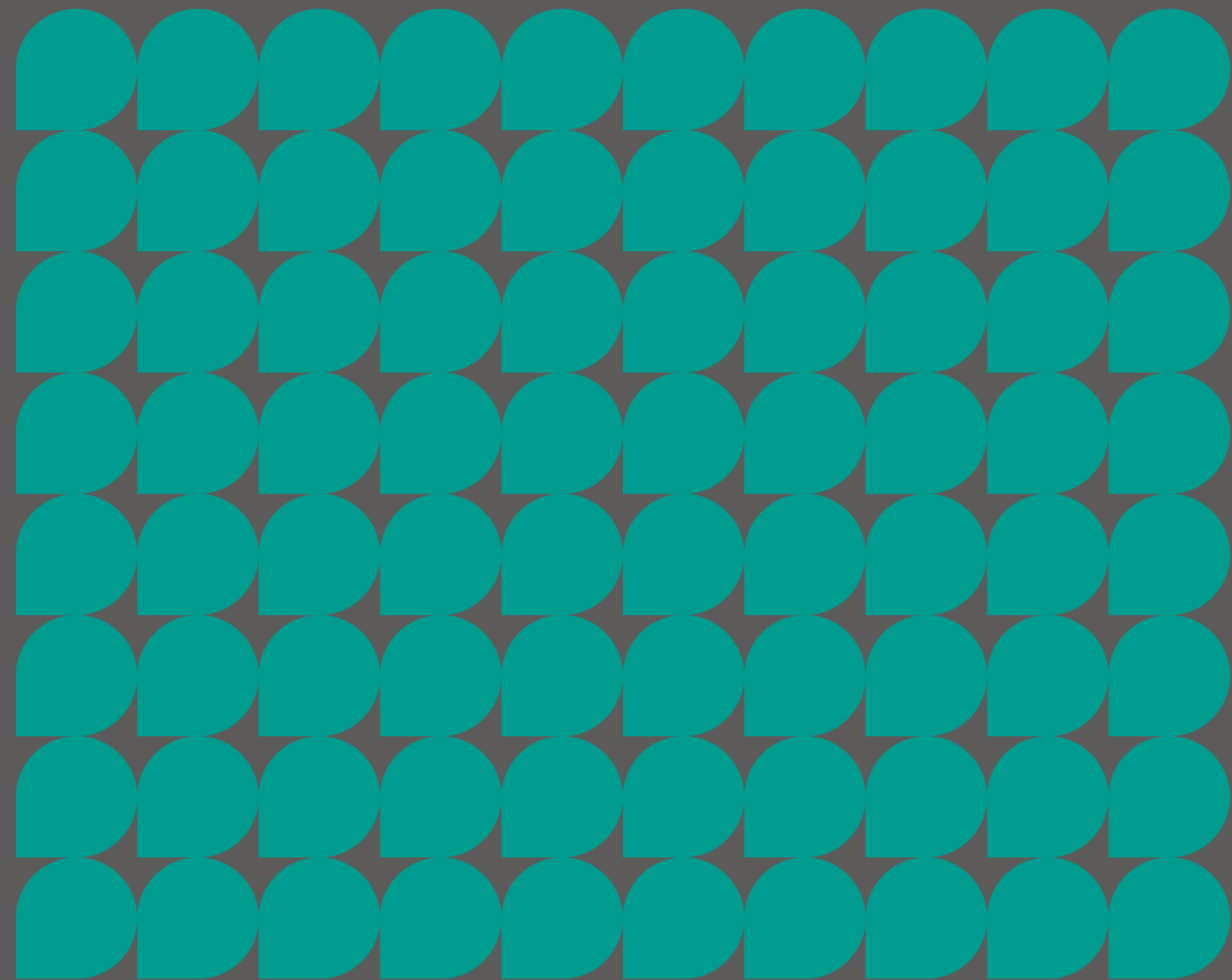
-  Document created by Jo Ann Mellor ([REDACTED])
2021-10-01 - 2:00:26 PM GMT
-  Document emailed to Jonathan Harper ([REDACTED]) for signature
2021-10-01 - 2:01:01 PM GMT
-  Email viewed by Jonathan Harper ([REDACTED])
2021-10-01 - 2:05:56 PM GMT - IP address: 91.240.17.58
-  Document e-signed by Jonathan Harper ([REDACTED])
Signature Date: 2021-10-01 - 2:06:34 PM GMT - Time Source: server- IP address: 91.240.17.58
-  Agreement completed.
2021-10-01 - 2:06:34 PM GMT

B. Appendix 2

Places for Everyone

Allocations: Cross Boundary Timperley
Wedge Issues Summary

February 2022



Chapter 11 – Allocations: Cross-Boundary Strategic Allocations

A summary of the issues raised in relation to the policies within PfE 2021 Chapter 11 and the relevant respondents to PfE 2021 is set out below:

PfE 2021 Policy JP Allocation 3.2 Timperley Wedge

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
	Principle / scale of development:		
JPA 3.2.1	More housing is not needed in the area, it could better be provided in other urban areas in Trafford, Carrington and GM.	The site is needed to meet housing needs and has been proposed for allocation in line with the Growth and Spatial Options Paper [02.01.10] and the Site Selection Background Paper [03.04.01] . More detail is set out within section 5 of the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley Bernie Burns Gary Swannell Warburton Parish Council
JPA 3.2.2	Lack of evidence that the allocation can be delivered in the plan period because of a lack of certainty with regard to the timing of the phasing. Delivery concerns due to significant housing numbers, and complications of many landowners, road infrastructure, open space, master planning and HS2. Concerned that development is dependent on HS2 which may not happen.	It is considered the allocation can be delivered in line with industry best practice as set out in more detail in section 27.0 of the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] and the Masterplan for the Timperley Wedge Allocation [10.01.23] . The allocation is not dependant on HS2. This is set out in more detail in the Masterplan for the Timperley Wedge Allocation [10.01.23] . Section 6 of the Masterplan sets out an option for development without HS2. The Plan as proposed is therefore considered sound and no change is necessary.	Cheshire Masonic Properties Ltd Alun Davies PD Northern Steels Gerard Dolan
JPA 3.2.3	Wait until effects of the coronavirus pandemic and Brexit are known before proposing development.	The development proposed in the Plan has been informed by the Employment Land Needs in Greater Manchester [05.01.02] and COVID-19 and Places for Everyone Growth Options [05.01.03] . The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley Mark Fish Bernie Burns David Brownhill
JPA 3.2.4	Land adjacent to Manchester Airport HS2 station is a sustainable well connected location for housing and employment development.	Noted	Gerard Dolan

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA 3.2.5	Support for the development of land at 39 Clay Lane, Thorley Lane site and a site north of Dobbinetts Lane. Thorley Lane can deliver in the early part of the plan period.	Noted	Ted Shorto Harlex Alun Davies Dobinetts Regen
JPA 3.2.6	Supportive of the policy wording. Support for the allocation to meet housing need and the policy to provide a clear future strategic direction.	Noted	The Cartilage Family Bowdon Rugby Club Miri Roshni J M Gibney W R Halman C L Halman F I Carless Ted Shorto Manchester University Hospitals NHS Historic England
JPA 3.2.7	Trafford should not just rely on two allocations. These should be supplemented and supported with other smaller, viable sites within the wider south Trafford area.	In line with the NPPF, the Plan seeks to promote the development of brownfield land within the urban area and to use land efficiently. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] and the Site Selection Background Paper [03.04.01] . The Plan as proposed is therefore considered sound and no change is necessary.	Alun Davies PD Northern Steels
JPA 3.2.8	Merging the character of different residential areas together will cause Timperley to lose its identity and appeal.	Policy JPA 3.2 criteria 3 sets out a requirement for new development to be integrated with existing development to respect its character. The Plan as proposed is therefore considered sound and no change is necessary.	Save Greater Manchester Green Belt Bernie Burns
JPA 3.2.9	Need sufficient evidence to justify the allocation.	Proportionate evidence gathering has been undertaken to inform and justify the proposed allocation and has been made available. Details of this can be found in the Timperley Wedge Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Mark Fish

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA 3.2.10	Consider the cumulative impact on infrastructure for all the development for Medipark, Timperley Wedge and Airport developments.	Each allocation must meet the needs of its own infrastructure requirements in line with Policy JP-D2. Cumulative transport impacts of the allocations have been considered in the Transport Locality Assessments Cross boundary [09.01.07] and Transport Locality Assessments Addendum [09.01.19] . The Plan as proposed is therefore considered sound and no change is necessary.	CPRE
JPA3.2.11	Concerned that there is insufficient commercial, industrial, retail and social development in Timperley and surrounding boroughs to support the Development.	Infrastructure requirements are highlighted in the Timperley Wedge policy JPA 3.2 and all development will be expected to contribute to the provision of additional school places, health care facilities etc. A new Local Centre will provide local shopping facilities. More details of this can be found in the Timperley Wedge Topic Paper [10.01.58] and the Masterplan for the Timperley Wedge Allocation [10.01.23] . The Plan as proposed is therefore considered sound and no change is necessary.	Caroline Davies
JPA3.2.12	The policy is unduly detailed and prescriptive.	Timperley Wedge is a strategically important allocation for Greater Manchester, and is a significant opportunity to deliver a site for substantial housing and employment development. Given the scale of the development proposed, it is important that the key policy principles are embedded within the allocation from the outset. The Plan as proposed is therefore considered sound and no change is necessary.	The Cartilage Family Bowdon Rugby Club Miri Roshni J M Gibney W R Halman C L Halman F I Carless
JPA3.2.13	A detailed masterplan, and technical assessments, for each allocation is not available.	A concept Masterplan for the Timperley Wedge Allocation [10.01.23] has been produced to demonstrate that the site is deliverable within the plan period, including indicative phasing of development. Criteria 1 of Policy JPA3.2 requires a detailed masterplan/SPD to be adopted prior to delivery of the site. More technical assessments will be produced to inform these, and will be required alongside any future planning application(s). The Plan as proposed is therefore considered sound and no change is necessary.	Alun Davies PD Northern Steels
	Housing		

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.14	There is a need for affordable housing which is suitable for first time buyers.	Policy JP 3.2 sets a requirement for 45% affordable housing. A proportion of these will be for first time buyers in line with National Planning Policy on 'First Homes'. The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley
JPA3.2.15	Object to the boundary of residential allocation on the policy map including the new Masonic Centre. The New Masonic Centre is a community use and not residential.	The residential allocation shown in picture 11.10 in PfE shows areas suitable for residential use to be integrated with existing uses. It does not prevent the continued use of or propose the removal/ demolition of existing community uses. As set out in JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] up to 80% of this land is envisaged as being residential. The Plan as proposed is therefore considered sound and no change is necessary.	Cheshire Masonic Properties Ltd
JPA3.2.16	There is already a lot of affordable housing in the area.	Affordable housing has been identified in line with Trafford's Housing Needs Assessment (December 2019) (Trafford-HNA-2019-Final-Report.pdf). The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley
JPA3.2.17	Affordable housing policy is not flexible enough. Delivery of 45% affordable housing is not deliverable/viable and hasn't been justified. Policy should refer to 30-45% affordable housing which can be determined at application stage. The evidence is considered to be high-level and relatively out of date. A more detailed, comprehensive, and up-to date viability appraisal is required that reflects different market conditions affecting individual parcels/plots	A Strategic Viability Assessment has been undertaken for the whole of PfE, including the allocations (see [03.01.01 – 03.01.04]). This has demonstrated that a minimum 45% affordable housing contribution is viable see JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] Viability section. In addition and in line with the NPPF, it will be considered that planning applications which comply with the adopted PfE will be viable, however NPPF paragraph 58 provides provision for applicants to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. No change is therefore required to Policy JP-A 3.2. The Plan as proposed is therefore considered sound and no change is necessary.	The Cartilage Family Bowdon Rugby Club Miri Roshni J M Gibney W R Halman C L Halman F I Carless Royal London Asset Management RLAM Prospect GB and Dobinetts Regen Mrs L Thompson Ted Shorto Harlex

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.18	The requirement for sites within the north of the allocation to provide an average density of 35 dph is supported.	Support noted	The Cartilage Family Bowdon Rugby Club Miri Roshni J M Gibney W R Halman C L Halman F I Carless Greater Manchester Housing Providers
JPA3.2.19	A density of 35dph within 800m of a designated centre is too low. Other designated centres should deliver approx 50dph due to proximity to Metrolink and HS2 / NPR. Flexibility in the policy to allow for higher densities to be achieved beyond the identified distance thresholds is needed.	All densities are an average and represent a minimum in line with recommended densities as per the PfE Chapter 7 Policy JP-H 4. More detail is set out in the Masterplan for the Timperley Wedge Allocation [10.01.23] . The Plan as proposed is therefore considered sound and no change is necessary.	Royal London Asset Management RLAM
JPA3.2.20	Timperley Wedge housing figure should be higher and expressed as a minimum.	Trafford has identified sufficient housing and employment land to meet the requirements in PfE in line with the Growth and Spatial Options Paper [02.01.10] and the land identified is sufficient to meet them. Details of the housing land supply can be found in the Housing Topic Paper [06.01.03] . The minimum targets for employment and housing development are set out in Chapters 6 and 7. The Plan as proposed is therefore considered sound and no change is necessary.	Royal London Asset Management RLAM
JPA3.2.21	The land at Davenport Green has the potential to accommodate additional housing capacity.	Numbers for different areas within the allocation are indicative as set out in the Timperley Wedge masterplan [10.01.23] . They are considered to be appropriate to meet the housing needs set out in the Growth and Spatial Options Paper [02.01.10] and the need to make more efficient use of land in line with paragraph 8.53 of PfE. The Plan as proposed is therefore considered sound and no change is necessary.	Royal London Asset Management RLAM
JPA3.2.22	A proportionate/sliding roof tax to reflect individual parcels/plots should be applied.	Policy JPA 3.2 criteria 12 sets out the requirement for an equalisation mechanism to be set out in the masterplan/ SPD for the allocation.	Prospect GB and Dobinetts Regen

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		The Plan as proposed is therefore considered sound and no change is necessary.	
JPA3.2.23	Planning obligations should not cross-fund /subsidise development at Medipark.	Inclusion of Timperley Wedge and Medipark as a cross boundary allocation provides an opportunity for the integration of infrastructure for the allocations and the wider benefits they can bring to the local area collectively. However, an equalisation mechanism as required by Policy JPA 3.2 criteria 12 and the masterplan/ SPD will set out the methodology for planning obligations to be distributed in a fair and proportionate way. The Plan as proposed is therefore considered sound and no change is necessary.	Prospect GB and Dobinetts Regen
	Employment and Economy:		
JPA3.2.24	There are enough existing empty office spaces already in the surrounding area, and there is no evidence for the amount of proposed office space.	The level of office development proposed in the Plan has been informed by the Employment Land Needs in Greater Manchester [05.01.02] and COVID-19 and Places for Everyone Growth Options [05.01.03] . This land is already allocated for high quality office use in the existing land supply as detailed in PfE Chapter 6 and in accordance with Trafford Core Strategy policy R4.3 and R4.4. It will support the expansion of Manchester Airport and University Hospital South Manchester. See JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Martha Hughes David Brownhill Katherine Worsley
JPA3.2.25	Only a few market garden businesses remain in Sale and Altrincham.	Noted	Katherine Worsley
	Green Belt:		
JPA3.2.26	Significant objection to the loss of Green Belt land. General concern that the level of Green Belt loss in Trafford is disproportionate considering the currently small amount of Green Belt in Trafford when compared with other GM districts. Concern that development in this area will set a precedent for more housing and changes to the Green Belt in the future.	The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] . The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF 119. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land.	Gerard Dolan Katherine Worsley CPRE Siobhan Maskell Peter Christie Joe Allsopp Christine Chrystal Save Greater Manchester Green Belt

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		<p>A proportionate evidence base has been provided to support this approach. In particular, the exceptional circumstances for development have been provided in the Green Belt Topic Paper Green Belt Topic paper [07.01.25], for Timperley Wedge see Appendix 2 page 44. Policy JP-G10 protects Green Belt in the future.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Martha Hughes Jeremy Williams Amy Jourdain David Brownhill Thomas Shrubsole Bernie Burns Mark Fish Gary Swannell Tracy Raftery Anthony And Diane Voss Susan Theodossiadis</p>
JPA3.2.27	<p>Green Belt is needed to separate the airport expansion from Hale Barns, Timperley and Well Green.</p> <p>The decision to remove Timperley Wedge Green Belt rather than Green Belt closer to Hale Barns is not adequately explained.</p>	<p>The Timperley Wedge allocation maintains a corridor of Green Belt to the west with the rural park.</p> <p>The process for site selection and consideration of alternatives is set out in the Site Selection Background paper [03.04.01]. Appendix 9 sets out the list of all sites submitted for consideration and Appendix 7 sets out a summary of the planning assessments carried out.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Gerard Dolan Joe Allsopp Martha Hughes Bernie Burns Gary Swannell Anthony And Diane Voss Mark Fish</p>
JPA3.2.28	Remove Green Belt in the south-east and allocate for development to ensure higher densities at the new local centre at Davenport Green.	<p>The proposed development boundaries for the Timperley Wedge allocation were proposed after careful consideration of the evidence. This area is less preferable due to environmental and heritage constraints. More detail is set out in JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] and the Masterplan for the Timperley Wedge Allocation [10.01.23].</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	20 West
JPA3.2.29	The Rural Park does not require release from the Green Belt to be delivered and the allocation boundary should exclude the area currently shown as a 'Rural Park'.	The allocation boundary includes the Rural Park as this will be delivered as part of infrastructure needs and mitigation for development of the land to be removed from Green Belt. This is set out in section 15 of JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] .	Save Manchester Green Belt Group

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		The Plan as proposed is therefore considered sound and no change is necessary.	
JPA3.2.30	It is my understanding there is a covenant on land on Thorley Lane protecting it from development.	It is not clear exactly where this land is. However developable land has been identified in liaison with land owners and is considered deliverable based on the information they have submitted. Not all land within the allocation will be developed. Approximately 80% of land identified in the proposed development parcels is considered suitable for development. This is set out in more detail in the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] and the Masterplan for the Timperley Wedge Allocation [10.01.23] . The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley
JPA3.2.31	Rich history of Ridgeway Road has not been adequately considered in evaluating Green Belt parcels.	The historic environment has been fully examined in the Historic Environment Background Paper [08.01.12] , Timperley Wedge Historic Environment Assessment - Headline Report [10.01.48] Timperley Wedge Historic Environment Assessment - Appendix 1 - Historic Environment Characterisation [10.01.49] , Timperley Wedge Historic Environment Assessment - Appendix 2 - Archaeological Resource [10.01.50] and Timperley Wedge Historic Environment Assessment - Appendix 3 - Built Heritage [10.01.51] , Timperley Wedge Historic Environment Assessment - Appendix 4 - Historic Landscape [10.01.52] . The Plan as proposed is therefore considered sound and no change is necessary.	Mark Fish
	Brownfield:		
JPA3.2.32	More brownfield sites should be identified throughout Trafford and Greater Manchester such as empty homes and land that was previously industrial. The development of brownfield sites should be prioritised before Green Belt development.	The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] , around 90% of the new housing land is within the existing urban area. More detail is set out in the Housing Topic Paper [06.01.03] and the Employment Land Topic Paper [05.01.04] . The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development	Caroline Davies E Bowles Christine Chrystal David Brownhill Bernie Burns Katherine Worsley Siobhan Maskell Joe Allsopp

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		needs in line with NPPF 119. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The Plan as proposed is therefore considered sound and no change is necessary.	Martha Hughes Gary Swannell Charlotte Starkey
	Transport – Highways / Public Transport / Cycling / Walking:		
JPA3.2.33	Significant concern that the roads are already too congested and the country lanes and surrounding road network, including the M56 motorway corridor, will be impacted by the additional cars that more houses will bring to the area.	Transport analysis contained in the Locality Assessment has identified necessary mitigation measures to accommodate additional traffic generated by the proposed allocation including a new spine road and extensions to bus services as well as new cycling and walking routes to encourage more active transport. Please see Transport Locality Assessments – Trafford – Greater Manchester Spatial Framework [09.01.15] and JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Caroline Davies Katherine Worsley E Bowles Peter Christie David Brownhill Joe Allsopp Martha Hughes Bernie Burns
JPA3.2.34	More investment in the Metrolink line and public transport is needed rather than new roads and the widening of existing roads. Concern if there are adequate plans for increased public transport, the allocation requires improved sustainable and active travel links between the Timperley Wedge allocation and the airport.	There will be a need for new roads to mitigate impacts of the development, please see Transport Locality Assessments – Trafford – Greater Manchester Spatial Framework [09.01.15] , JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . New and improved public transport and active travel infrastructure needed by the development is set out in Policy JP3.2. The Western Leg Metrolink extension will provide a link from Timperley Wedge to the existing metrolink network and Manchester Airport. It is envisaged the spine road will be delivered incrementally by the development as and when access to/ from it is required. More detail can be found in the Masterplan for the Timperley Wedge Allocation [10.01.23] . The Plan as proposed is therefore considered sound and no change is necessary.	E Bowles Joe Allsopp Anthony And Diane Voss Alistair Andrew Caroline Davies

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.35	Support the evidence and text stressing the indicative nature of the line of the Spine Road.	Support noted	Cheshire Masonic Properties Ltd
JPA3.2.36	Lack of evidence showing that the indicative line of the Spine Road has been considered against reasonable alternatives and its effect on the Cheshire Masonic Properties site. The proposed Spine Road and roundabout junction should follow an alternative indicative layout.	The route identified is indicative at this stage as there are several options for its final alignment and further work on the most appropriate alignment will be required as part of more detailed masterplanning. See Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Cheshire Masonic Properties Ltd
JPA3.2.37	More certainty is needed on the phasing and the alignment of the Spine Road to ensure it does not disrupt existing uses such as at Cheshire Masonic Properties.	The need for the spine road and an indicative alignment is set out in the Transport Locality Assessments Cross boundary [09.01.07] . There are several options for the alignment and further more detailed work will be done as part of detailed masterplanning to establish phasing of its delivery and a final layout. See Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Cheshire Masonic Properties Ltd 20 West Paul Shaw
JPA3.2.38	Transport Locality Assessment makes unsubstantiated and undeliverable assumptions about the percentage of traffic accessing / egressing the Timperley Wedge allocation utilising the Thorley Lane Bridge over the M56 motorway.	The Locality Assessments have been carried out by independent transport experts and are considered to be accurate and proportionate to support a strategic plan. They use recognised modelling technics to predict future traffic projections. More information can be found in The Transport Strategic Modelling Technical Note [09.01.03] . The Plan as proposed is therefore considered sound and no change is necessary.	Manchester Airport Group
JPA3.2.39	Untenable for background traffic to be utilising the rainbow works to access Timperley Wedge to transit through the Manchester Airport estate to access the A555. Cannot support an all traffic link that would feed traffic directly into the airport site.	The Locality Assessments have been carried out by independent transport experts and are considered to be appropriate and proportionate to support a strategic plan. They use recognised modelling technics to predict future traffic projections. More information can be found in the Transport Strategic Modelling Technical Note [09.01.03] . The Plan as proposed is therefore considered sound and no change is necessary.	Manchester Airport Groups
JPA3.2.40	Object to the new spine road, it will increase pressures caused by traffic.	The Spine Road is required to support the allocation as set out in in the Transport Locality Assessments – Trafford – Greater Manchester Spatial	David Brownhill

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		<p>Framework [09.01.15], Timperley Wedge Site Allocation Topic JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] and Masterplan for the Timperley Wedge Allocation [10.01.23].</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	
JPA3.2.41	Objection to Metrolink extension, it is not needed in the area.	<p>The Metrolink Extension to Manchester Airport has been a long term ambition for TfGM and is included in the GM Transport Strategy 2040 [09.01.01] and GM Transport Strategy Our Five Year Delivery Plan 2021-2026 [09.01.02]. The Timperley Wedge allocation supports the scheme and more information can be found in JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] and Masterplan for the Timperley Wedge Allocation [10.01.23].</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	David Brownhill
JPA3.2.42	Development in the north part of the Masterplan will require a flow of heavy goods vehicles that will put pressure on local roads in particular Hale Road, which is already congested. If the spine road is built at the outset this could be avoided	<p>Noted. It is considered that a proportionate evidence base has been provided to support the policy. The need for the spine road and an indicative alignment is set out in the Transport Locality Assessments Cross boundary [09.01.07]. Further more detailed work will be done as part of detailed masterplanning to establish phasing of its delivery and a final layout as set out in the Timperley Wedge Allocation Topic Paper [10.01.58].</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	Antony Woolf
JPA3.2.43	Concern at lack of current parking and if more will be provided.	<p>A current lack of parking is outside the scope of PfE. This will be addressed through the Trafford Local Plan and future planning applications.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	Caroline Davies
JPA3.2.44	Transport evidence - incomplete on infrastructure requirements at the SRN, and on what future studies will be required.	<p>The Transport Locality Assessments - Cross boundary allocations Timperley Wedge and Medipark [09.01.19] provide detailed information on the nature, scale and timing of infrastructure requirements on the SRN.</p>	National Highways

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		<p>With respect to future assessments, all sites associated with the allocations will be expected to prepare Transport Assessments as part of a planning application, rather than indicative proposals, which will mitigate the impact of the site. The full scope of the Transport Assessments will be determined by the Local Planning Authority (in consultation with the Local Highway Authority and National Highways) on a site-by-site basis, depending on the nature, scale and timing of the application, in accordance with the NPPF.</p> <p>In addition, the Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our “Right Mix” vision of no net increase in motor-vehicle traffic by 2040. The transport strategy is set out in the GM Transport Strategy 2040 [09.01.01] and GM Transport Strategy Our Five Year Delivery Plan 2021-2026 [09.01.02]. Work alongside National Highways to prepare a further piece of work examining a “policy-off/worst-case” impact on the SRN to help address National Highways remaining concerns, is currently taking place. The Plan as proposed is therefore considered sound and no change is necessary.</p>	
JPA3.2.45	There is objection to the HS2 Airport Station location and safeguarded land.	<p>HS2 is a national infrastructure project and therefore is beyond the scope of this Plan.</p> <p>The representation of the HS2 route in Policy JP-3.2 reflects the status of the proposal at the PfE Regulation 19 stage.</p> <p>The proposals in the Plan are not dependent on the delivery of HS2, instead it reflects its current status.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	CPRE
JPA3.2.46	Development is proposed on land located within the HS2 construction boundary, which is likely to extend beyond the plan period. This safeguarded area required for HS2 should be reflected in policy wording.	<p>The HS2 construction boundary covers the southern parcel of the Timperley Wedge allocation (Phase 4 in the Masterplan), regard has therefore been had to the HS2 works and this land is not proposed for development in the PfE plan period. See Timperley Wedge Masterplan [[10.01.23] and Timperley Wedge Allocation Topic Paper [10.01.58].</p>	High Speed Two Alun Davies

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
	Critical to coordinate access routes for delivery of HS2 works and overall development in allocation area	<p>However, the allocation is not dependant on HS2 and if HS2 does not progress then an alternative development phasing has been prepared in the Masterplan which would allow the Phase 4 area to come forward in the plan period. See Timperley Wedge Masterplan [10.01.23], Section 6. The proposed HS2 works have been taken into account.</p> <p>Trafford would welcome further discussion with HS2 to coordinate access routes for delivery of HS2 works and to ensure that this does not compromise the delivery of the Timperley Wedge allocation.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	
	Physical Infrastructure and utilities:		
JPA3.2.47	Concerned about the existing poor levels of utilities and digital infrastructure and that the requirement for major investment in these could be very disruptive in the area.	<p>More detailed work will be required for this infrastructure as part of the masterplan/ SPD prior to planning applications in line with Policy JPA 3.2. The Plan as proposed is therefore considered sound and no change is necessary.</p>	Caroline Davies Katherine Worsley Peter Christie Joe Allsopp Martha Hughes David Brownhill Gary Swannell Anthony And Diane Voss
JPA3.2.48	Any new development will need to take account of the effect on existing water supply and wastewater infrastructure, including wastewater treatment works. Additionally, housing standards for water consumption. Alternative wording has been provided.	<p>Water efficiency measures in new developments will be a matter for district local plans to determine. This approach is considered consistent with the NPPF, particularly paragraph 28 which confirms that it is for local planning authorities 'to set out more detailed policies for specific areas, neighbourhoods or types of development'.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	United Utilities Group PLC
JPA3.2.49	There should be a comprehensive site wide foul and surface water drainage strategy. This would identify the needs of different phases and interrelationships between them.	<p>Policy JP-A 32 has detail in relation to foul and surface water management requirements. A site-wide foul and surface water strategy, incorporating Sustainable Drainage Systems (SuDS) and flood alleviation measures is required for the site. See JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] – Section 13 Utilities.</p>	United Utilities Group PLC

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		The Plan as proposed is therefore considered sound and no change is necessary.	
JPA3.2.50	On sustainable drainage systems new wording has been suggested.	Policy JP-S5 provides further detailed policy in relation to Flood Risk. Therefore, the Plan as a whole, is considered to provide an appropriate policy framework to deal with this matter. The Plan as proposed is therefore considered sound and no change is necessary.	United Utilities Group PLC
	Social Infrastructure:		
JPA3.2.51	Concern that the existing services in the area are already overstretched and that new provision will be required to support the development. Support for new health centre.	Social infrastructure requirements are highlighted in the Timperley Wedge policy JPA 3.2. In line with Policies, JP-G6, JP-P1 and JP- D2 which states that new development must be supported by the necessary infrastructure, including, where appropriate new and/or improved/ expanded, medical facilities. More details can be found in the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Caroline Davies Peter Christie Joe Allsopp Katherine Worsley Martha Hughes David Brownhill Gary Swannell Anthony And Diane Voss Manchester University Hospitals NHS Trust E Bowles
JPA3.2.52	Policy Point 18: Further information in the policy wording is needed to better define the extent and scale of development expected in a local centre and that small local villages in Timperley and Hale Barnes will not be overwhelmed. Details are needed on new shops.	The scale of development in the Local Centre is set out Policy JPA 3.2 criteria 13 and should be in line with convenience shopping for a local centre to meet the needs of new residents in line with Policies, JP-G6, JP-P1 and JP- D2 which states that new development must be supported by the necessary infrastructure, JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Caroline Davies Royal London Asset Management RLAM

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.53	Local leisure centre is inadequate for more housing.	Policy JPA 3.2 criteria 25 requires development to provide sports infrastructure to meet the needs of the development. The Plan as proposed is therefore considered sound and no change is necessary.	Joe Allsopp
JPA3.2.54	Bin collections, street/park maintenance is inadequate.	This will be considered as part of planning applications. The Plan as proposed is therefore considered sound and no change is necessary.	Joe Allsopp Martha Hughes
JPA3.2.55	No need for more shops, there are many empty shops already.	The scale of development in the Local Centre is set out Policy JPA 3.2 criteria 13 and should be in line with Policies, JP-G6, JP-P1 and JP- D2 which states that new development must be supported by the necessary infrastructure, JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	Katherine Worsley
JPA3.2.56	One additional primary school is not adequate for the proposed number of new homes.	Policies, JP-G6, JP-P1 and JP- D2 which states that new development must be supported by the necessary infrastructure including education provision. See section 24 of JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] . The Plan as proposed is therefore considered sound and no change is necessary.	David Brownhill
JPA3.2.57	Ensure Multi-faith Community Centres are part of new local centres and change policy 18 to support other Class E uses not just retail.	Noted. This type of use is compatible with a Local centre. The Plan as proposed is therefore considered sound and no change is necessary.	Miri Roshni
JPA3.2.58	Support for more than one local centre - particularly close to the metrolink stop.	One local centre is proposed close to the metrolink stop and is considered appropriate for the allocation. See JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] – section 28 Indicative Masterplanning. The Plan as proposed is therefore considered sound and no change is necessary.	Miri Roshni
	Environmental – Green Infrastructure, Biodiversity, open space:		
JPA3.2.59	Significant concern about the loss of species, wildlife corridors and habitats including SBIs (Ponds at Davenport Green and	Policies in Chapter 8 of the Plan sets out policy protection and enhancement of natural environment assets including SBIs, woodland,	Caroline Davies David Bentley

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
	<p>Davenport Green Woods) and ancient woodland. Policy believed to be unsound.</p> <p>There are potential priority habitats (semi-natural woodland, ponds and semi-natural grassland within the TW allocation.</p>	<p>and hedgerows. SBIs (ponds at Davenport Green and Davenport Green Woods are largely within the area to remain in Green Belt and are not within any development parcels as set in the and Masterplan for the Timperley Wedge Allocation [10.01.23].</p> <p>Policy JP-G 9 seeks a net enhancement of biodiversity resources across the plan as a whole. Policy JP-A 3.2 Timperley Wedge also requires development to deliver a clear and measurable net gain in biodiversity. As regards impact in general on habitats, appropriate assessment will be carried out through the planning application process.to protect/mitigate any harm as appropriate.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Katherine Worsley CPRE David Brownhill Bernie Burns Mark Fish Gary Swannell Tracy Raftery Anthony And Diane Voss The Wildlife Trusts</p>
JPA3.2.60	Concern over the loss of open space and playing fields, and harm to amenity of existing residents. There is a need to ensure countryside is still available and promoted for physical and mental health.	<p>The JPA 3.2 and picture 11.10 policy specifically protects Manor Farm playing fields and requires provision of new accessible green infrastructure links through the allocation, landscape buffers and a new rural park. A network of new footpaths and cycleways through a new 100 hectare rural park will give access to a much larger area of countryside to enjoy than the existing position.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Caroline Davies Siobhan Maskell Martha Hughes Bernie Burns Mark Fish Bowdon Rugby Club Gary Swannell Charlotte Starkey</p>
JPA3.2.61	Concern over the loss of agricultural land.	<p>The plan should be read as a whole. Taking into account the housing needs set out in the Growth and Spatial Options Paper [02.01.10] and the need to make most efficient use of land outlined in paragraph 8.53, it should be recognised that while development would ordinarily be directed away from valuable soils, the overall scale requires that a limited amount of development on higher grade agricultural land is necessary. Taking into account a variety of factors, on balance the proposed approach is considered appropriate and proportionate.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Charlotte Starkey</p>

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.62	Development shall add to global warming. Review allocation in light of Trafford's declaration of a climate emergency.	<p>The GMSF 2019 Integrated Assessment (IA) document reviewed how the draft 2019 GMSF policies could impact upon the environment, economy, local communities, equality and public health against IA objectives. The IA also recommended ways which the GMSF 2019 could be improved to ensure the policies are as sustainable as possible, including climate change. Changes were suggested to strengthen Policy GM Allocation 3.2 and taken into account at the GMSF 2020 IA. See section 8 (GMSF Integrated Assessment 2019) and section 9 (GMSF 2020 Integrated Assessment) of the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58].</p> <p>The PfE IA Scoping Report 2021 [02.01.01] noted the declaration of climate emergencies by the GMCA and districts, but concluded that no additions or changes were required to the IA objectives or criteria.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Anthony And Diane Voss</p> <p>Gary Swannell</p> <p>Peter Christie</p> <p>Amy Jourdain</p> <p>Bernie Burns</p>
JPA3.2.63	Object to the use of local standards informing the provision of outdoor sport pitches. The use of local standards is in conflict with NPPF, Local Plan policies and Sport England's Planning for Sport Principles. Suggested amendment to part 25 of policy provided.	<p>Wording in criteria 25 references standards as set out in Trafford current Local Plan. However it is clear that this would only be where appropriate and having regard to evidence of existing and future needs. Consistent with NPPF, paragraph 98, policies in district Local Plans would therefore be based on up-to-date assessments.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	Sport England
JPA3.2.64	Bowdon Rugby Club should be protected in the allocation policy and Sport England would be a statutory consultee for any planning application affecting the site. Suggested new text in policy: protect Bowdon Rugby Club either through retention of the club site or replacement to an equivalent or greater quantity and equivalent or better quality.	<p>Bowdon Rugby Club is protected under Policy R5 of Trafford's Local Plan Core Strategy. It is not the intention of the Timperley Wedge policy to lose this facility but relocate it to another part of the site referenced in para 11.79. It is acknowledge there is potential opportunity for the club to meet its aspirations for expansion and improvement in the quality of its provision. Criterion 25 ensures new development will provide sufficient provision for outdoor sports to meet its needs. This is also a requirement of Policy D2 in the PfE Plan.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	Sport England

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
JPA3.2.65	Lack of supporting evidence for how the biodiversity net gain target of 10% will be achieved.	Policies JP G 9 and JPA 3.2 set out the requirement for Biodiversity Net Gain (BNG). Details on how this will be delivered will be part of the detailed Materplan/SPD and individual planning applications. However, the rural park offers very good opportunities for delivery of BNG. More information on opportunities is also set out in the Stage 2 Greater Manchester Green Belt Study – Identification of Opportunities to Enhance the Beneficial use of the GM Green Belt (2020) [07.01.12] . The Plan as proposed is therefore considered sound and no change is necessary.	Mark Fish Ross Harding
	Flood risk:		
JPA3.2.66	Concern about increased flooding as a result of development particularly as areas like Clay lane fields and Fairywell Brook flood now.	The Plan should be read a whole. A Strategic Flood Risk Assessment has been undertaken [04.02.01] across the plan, identifying the allocation as less vulnerable to flood risk and the need for a site specific Flood Risk Assessment at the planning application stage in accordance with national policy and guidance. Policy JP-S5 provides further detailed policy in relation to Flood Risk. The Plan as proposed is therefore considered sound and no change is necessary.	David Bentley Katherine Worsley David Brownhill Mark Fish
	Heritage		
JPA3.2.67	The existence of a deer park is not adequately supported by evidence.	It is considered the Timperley Wedge Historic Environment Assessment [10.01.48] provides sufficient and proportionate evidence to inform policies within the allocation on potential heritage assets and their protection. The Plan as proposed is therefore considered sound and no change is necessary.	Mark Fish
	Noise, Light and Air Quality/Pollution :		
JPA3.2.68	Significant concern about an increase in air pollution particularly with the existing pollution from Manchester Airport and the effect of this on the health of residents.	Policy JP-S 6 sets out a comprehensive range of measure to support improvements in air quality and any development at Timperley Wedge will need to be in accordance with this policy. Development will incorporate appropriate air quality mitigation particularly along major transport	Caroline Davies Katherine Worsley Siobhan Maskell Gary Swannell

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		corridors and a full air quality assessment will need to be submitted as part of the planning application process. See JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] – Section 22 Air Quality. The Plan as proposed is therefore considered sound and no change is necessary.	Charlotte Starkey
JPA3.2.69	Concern about an increase in noise and light pollution from proposed development. The airport can already be heard.	Development at the allocation will be required to incorporate appropriate noise mitigation particularly along the M56 motorway, the Metrolink and HS2 corridors. A noise assessment will be required to be submitted as part of the planning application process. See JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58] – Section 23 Noise. Light pollution will also be addressed in any planning application. The Plan as proposed is therefore considered sound and no change is necessary.	Bernie Burns Anthony And Diane Voss
	Other:		
JPA3.2.70	No mention of the need for new public houses in the policy.	The policy refers to the provision of community facilities as part of the allocation. Community Facilities include public houses. The Plan as proposed is therefore considered sound and no change is necessary.	Trafford & Hulme CAMRA
JPA3.2.71	The consultation has not been properly publicised and has not met the requirements of the Statement of Community Involvement.	Comment not relevant to the content of the Chapter 11. Matter addressed elsewhere. The Plan as proposed is therefore considered sound and no change is necessary.	Gary Swannell
JPA3.2.72	Failure to comply with Duty to Co-operate.	Comment not relevant to the content of Chapter 11. Matter addressed elsewhere.	Amy Jourdain
JPA3.2.73	Concerned relationship of RLAM with the authorities may be having undue impact on developing Green Belt land.	The Council have been working with a group of major landowners of land in the Timperley Wedge allocation for a number of years, jointly producing and funding the Masterplan for the Timperley Wedge Allocation [10.01.23] . RLAM are part of this group. The Plan as proposed is therefore considered sound and no change is necessary.	Gerard Dolan
JPA3.2.74	The collaborative approach taken for the masterplan is not reflected in the policy.	The Policy reflects many aspects of the masterplan but also a number of evidence sources including Viability, transport and Housing Needs and	The CartilageFamily Bowdon Rugby Club

Row	Summary of issues raised to PfE 2021	Summary response to issues raised to PfE 2021	Respondent name(s)
		<p>comments made to the GMSF consultation in 2019. All of this information has been used to inform the policies in JPA 3.2 and more detail is set out in the JPA3.2 Timperley Wedge Allocation Topic Paper [10.01.58].</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Miri Roshni J M Gibney W R Halman C L Halman F I Carless</p>
JPA3.2.75	An SPD should be twin tracked alongside the progression of the PfE Plan.	<p>A detailed masterplan/SPD will be produced and adopted by the Council as a policy requirement of JPA3.2 prior to commencement of any development on the allocation. Work on this will be progressed as more information becomes available and PfE goes through the Examination.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Royal London Asset Management RLAM</p>
JPA3.2.76	A masterplan should be progressed for the Davenport Green site.	<p>The Davenport Green site is part of the wider Timperley Wedge allocation and will need to be integrated as regards infrastructure requirements with the development proposals for the whole allocation therefore a masterplan for the whole allocation is required by policy JPA 3.2.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Royal London Asset Management RLAM</p>
JPA3.2.77	'Where appropriate' should be added to a number of policies e.g.) 15,19,31	<p>It is considered that taking this policy as a whole, together with other policies in the Plan, provides sufficient guidance to ensure effective delivery of the allocation.</p> <p>The Plan as proposed is therefore considered sound and no change is necessary.</p>	<p>Harlex</p>

C. Appendix 3

M15.9

Hearing Statement
Prepared by Rapleys LLP
On behalf of Harlex (RLP Timperley) LLP

EXAMINATION OF
PLACES FOR EVERYONE
JOINT DPD
MATTER 15: CROSS
BOUNDARY ALLOCATIONS:
MANCHESTER / TRAFFORD

October 2022

Our Ref: 18-01961

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1 INTRODUCTION

- 1.1 Rapleys LLP (Rapleys) have been instructed by our client, Harlex (RLP Timperley) LLP (Harlex), to prepare and submit a Hearing Statement to the Examination of the Places for Everyone Development Plan Document.
- 1.2 Harlex is a Manchester based property developer. The business has a proven track record with over 20 years property development experience across all asset classes.
- 1.3 This statement is made with reference to Harlex's land interests at the World of Pets & Leisure site, Thorley Lane, Timperley, Altrincham, which forms part of the land set to be allocated through Policy JP Allocation 3.2 Timperley Wedge.
- 1.4 This statement addresses questions raised by the Inspectors under Matter 15: Cross boundary allocations: Manchester / Trafford, specifically in respect to Issue 15.2:

"Is policy JPA3.2 Timperley Wedge justified and consistent with national policy, and would it be effective in achieving sustainable development?"
- 1.5 The statement sets out a summary of Harlex's position in response to relevant matters and issues.
- 1.6 The information set out within this statement will be expanded upon, as required, at the forthcoming Examination in Public hearing sessions.

2 MATTER 15: CROSS BOUNDARY ALLOCATIONS: MANCHESTER / TRAFFORD

2.1 Harlex wish to address question 15.15 and question 15.17 raised under Issue 15.2:

“Is policy JPA3.2 Timperley Wedge justified and consistent with national policy, and would it be effective in achieving sustainable development?”

2.2 Each of these questions will be dealt with in turn below.

QUESTION 15.15

2.3 Question 15.15 is worded as follows:

“Are the development requirements set out in policy JPA3.2 consistent with national policy and justified, and would they be effective in securing sustainable development on the Timperley Wedge allocation? In particular, with regard to:

- a) Scale of housing (criterion 2) and employment development (criterion 8)*
- b) Focus on office development (criterion 8)*
- c) Approach to masterplanning or SPD (criterion 1)*
- d) Housing densities across the site (criterion 5)*
- e) Scale of affordable housing contributions across the site (criterion 7)*
- f) Approach to self-build and custom-build plots (criterion 8)*
- g) Delivery, phasing and the approach to the ‘equalisation mechanism’ (criteria 11 and 12)*
- h) Delivering transport or other infrastructure necessary to mitigate the impact of development (criteria 13 - 17)*
- i) Provision of local services and facilities. In particular, the scale and mix of uses in the proposed local centre (criterion 18) and the approach to education provision (criterion 19)*
- j) Protection and/or provision of green infrastructure (criteria 23 - 27).*
- k) Protection and enhancement of biodiversity assets (criteria 28-30)*
- l) Protection and enhancement of heritage assets, their settings and archaeological remains (criteria 36 and 37).*
- m) Approach to climate change, flooding and drainage (criteria 38 - 45)*
- n) Noise and air quality mitigating, taking the M56 into account (criterion 46)”*

2.4 Harlex fully support the proposed allocation of Timperley Wedge through Policy JPA3.2 and the site’s removal from the Green Belt.

2.5 Harlex signed up to a Statement of Common Ground between landowners associated with the Timperley Wedge allocation, dated January 2022, which confirmed that overall, the landowners agree with and support the majority of the policies proposed in the Places for Everyone Plan. The landowners are supportive of the Places for Everyone Plan and the allocation within Trafford Borough Council of their parcels of land in Policy JPA 3.2.

2.6 However, it is considered that there are a number of aspects within the current policy wording for JPA 3.2, which are not justified, taking into account reasonable alternatives, and based upon proportionate evidence.

- 2.7 Firstly, the policy is considered too inflexible in its wording, which could prevent development from coming forward if the criteria set out cannot be met.
- 2.8 Secondly, the policy must include appropriate provision for the viability of development proposals to be assessed on an appropriate basis so that it does not overburden developers and prevent development sites from being delivered.
- 2.9 Further, it is not considered that the requirement for the site to provide a minimum of 45% affordable housing has been appropriately justified, having full and proper regard to the deliverability and viability of the allocation.
- 2.10 Finally, there are a number of criteria within the policy wording, which will only relate to certain parts of the allocation. This should be clarified within the policy wording.
- 2.11 It is suggested that the wording at the start of the policy should be amended to state that 'Development of this area should:' as opposed to 'Development of this site will be required to:'. This provides more flexibility for developments coming forward within the Timperley Wedge allocation area, noting that not all the points within the policy are of direct relevance to every development parcel.
- 2.12 The policy wording must also include suitable provision for the viability of development proposals to be assessed on an appropriate basis so that it does not overburden developers and prevent development sites from being delivered.
- 2.13 The January 2022 Statement of Common Ground between landowners associated with the Timperley Wedge allocation confirmed that the landowners, who signed up to the statement, agree that the proposed allocation is viable and deliverable. However, it also confirmed that the landowners require further work to be carried out on site specific viability before the affordable housing or financial contribution levels are finalised and agreed, noting that the Three Dragons viability work associated with the Plan was undertaken some time ago.
- 2.14 It is considered that the affordable housing figure within the policy should be revised / reviewed. It is considered that a minimum of 30% affordable housing, subject to site specific viability assessment, is appropriate on the basis that this represents a minimum target, which can be exceeded. Whatever target is finally put forward, this most certainly should include appropriate provision for a site-specific viability assessment.
- 2.15 If the minimum of 45% affordable housing continues to be included, this should be appropriately justified, having full and proper regard to the deliverability and viability of the allocation. It is not considered that this justification has been provided currently.
- 2.16 More specifically, it is considered that a number of modifications, set out below, should also be made to the policy wording, in recognition that not all of the points within the policy are of direct relevance to every development parcel. It is considered that these amendments should be made to ensure that the policy wording is fully sound.
- 2.17 In regard to criterion 15 of the policy, which states development should "Accommodate and contribute to the delivery of the Manchester Airport Metrolink Line Western Leg extension including Metrolink stop(s)", it is considered that 'Where appropriate' should be added before the current wording.

- 2.18 In regard to criterion 16 of the policy, which states development should “Deliver a new spine road through the site with connections to the existing road network and local access to development sites, incorporating separate pedestrian and cycling space and provision for future bus rapid transit to improve east west connections between Altrincham and Manchester Airport”, it is considered that ‘Where appropriate’ should be added before the current wording.
- 2.19 In regard to criterion 19 of the policy, which states development should “Provide additional primary school places, including a new primary school and contribute to the provision of secondary school places”, it is considered that ‘Where appropriate’ should be added before the current wording.
- 2.20 In regard to criterion 31 of the policy, which states development should “Retain important landscape views and landscape features such as ponds, woodland and hedgerows and use these features to develop a distinct sense of place”, it is considered that ‘Where appropriate’ should be added before the current wording.
- 2.21 Harlex would ask that these suggested changes are given due consideration.

QUESTION 15.17

- 2.22 Question 15.17 is worded as follows:
- “Is there a reasonable prospect that the Timperley Wedge allocation could be viably developed at the point envisaged?”*
- 2.23 As set out above, Harlex signed up to a Statement of Common Ground between landowners associated with the Timperley Wedge allocation, dated January 2022, which confirmed that overall, the landowners agree with and support the majority of the policies proposed in the Places for Everyone Plan. The landowners are supportive of the Places for Everyone Plan and the allocation within Trafford Borough Council of their parcels of land in Policy JPA 3.2.
- 2.24 The Statement of Common Ground also confirmed that the landowners, who signed up to the statement, agree that the proposed allocation is viable and deliverable.
- 2.25 Harlex can confirm that the site they control, the World of Pets & Leisure the World of Pets & Leisure site, Thorley Lane, Timperley, Altrincham, can be delivered viably at the point envisaged.
- 2.26 The site is identified as Site 1 within Phase 1 of the Masterplan for Timperley Wedge Allocation for Trafford Council (September 2020) prepared by AWW.
- 2.27 Harlex are ready to bring the site forward for development immediately.
- 2.28 However, as set out within the January 2022 Statement of Common Ground between landowners associated with the Timperley Wedge allocation, the landowners require further work to be carried out on site specific viability before the affordable housing or financial contribution levels are finalised and agreed.
- 2.29 In this context, Harlex consider that suitable flexibility must be incorporated into the wording of Policy JPA 3.2 so that it does not overburden developers and potentially prevent development sites from being delivered.

- 2.30 The policy wording must include suitable provision for the viability of development proposals to be assessed on an appropriate basis and it is considered that the affordable housing figure within the policy should be revised / reviewed.
- 2.31 It is considered that a minimum of 30% affordable housing, subject to site specific viability assessment, is a sensible and reasonable minimum target to include within the policy.
- 2.32 Harlex would ask that these suggested changes are given due consideration.

Word Count = 1,635

3 CONTACT DETAILS

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D. Appendix 4

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	NPPF Annex 2 Category A or B Site	Category A/B Sub Category
1601-11	FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 0PG	639	0	0	0	Outline Planning Permission	B	B. Major Outline Permission
1978	STRETFORD MALL, CHESTER ROAD	440	260	0	0	Minded to Grant	B	B. Outline Application Submitted
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	526	0	0	0	Under Construction	A	A. Detailed Consent
1607	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF	367	0	0	0	Under Construction	A	A. Detailed Consent
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD BOULEVARD, OLD BARTON	350	450	800	1400	Full Planning Permission	A	A. Detailed Consent
1610-01	LAND AT LOCK LANE, PARTINGTON	292				Under Construction	A	A. Detailed Consent
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	152	0	0	0	Under Construction	A	A. Detailed Consent
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	166	173	177	0	Under Construction	A	A. Detailed Consent
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	0	0	0	Minded to Grant	A	A. Detailed Consent
1607-01	FORMER BAKEMARK UK, SKERTON ROAD, STRETFORD	180	0	0	0	No Planning Permission	B	B. Identified on Brownfield Register
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	174	0	0	0	Under Construction	A	A. Detailed Consent
1601-00	CIVIC QUARTER AAP	160	913	513	1400	No Planning Permission	B	B. Allocated Site
2833	FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD	0	163	0	0	No Planning Permission	B	B. Brownfield Register
1848-03	POMONA DOCKS PHASE 2	0	162	0	0	No Planning Permission	B	B. Brownfield Register
1610-02	LAND OFF HALL LANE, PARTINGTON	151				Under Construction	A	A. Detailed Consent
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149	0	0	0	Under Construction	A	A. Detailed Consent
1542-01	L & M SITE PHASE 1, NORMAN ROAD	41	0	0	0	Under Construction	A	A. Detailed Consent
1934-2	LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	161	0	0	0	No Planning Permission	B	B. Full Application Submitted
2832	WARWICK ROAD SOUTH, OLD TRAFFORD	80	0	0	0	No Planning Permission	B	B. Full Application Submitted
2725	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	35	149	0	0	Under Construction	A	A. Detailed Consent
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	116	0	0	0	Under Construction	A	A. Detailed Consent
1601-12	94A TALBOT ROAD, OLD TRAFFORD	0	100	0	0	No Planning Permission	B	B. Brownfield Register
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	76	177			Under Construction	A	A. Detailed Consent
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	115	0	0	0	Under Construction	A	A. Detailed Consent
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	89	0	0	0	Under Construction	A	A. Detailed Consent
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84	0	0	0	Full Planning Permission	A	A. Detailed Consent
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	59	0	0	0	Under Construction	A	A. Detailed Consent
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	68	0	0	0	Minded to Grant	B	B. Full Application Submitted
2771	HARRY LORD HOUSE, 120 HUMPHREY ROAD, OLD TRAFFORD, M16 9DF	66	0	0	0	Under Construction	A	A. Detailed Consent
2837	CHRISTIE ROAD, STRETFORD	67	0	0	0	No Planning Permission	B	B. Full Application Submitted
1568	LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot)	49	0	0	0	Under Construction	A	A. Detailed Consent
	39 Talbot Road	56	0	0	0	No Planning Permission	B	B. Identified on Brownfield Register
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	51	0	0	0	Under Construction	A	A. Detailed Consent
2840	CURZON CINEMA, URMSTON	42	0	0	0	No Planning Permission	B	B. Identified on Brownfield Register
1503	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU	40	0	0	0	No Planning Permission	B	B. Identified on Brownfield Register
1675	LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME	0	37	0	0	No Planning Permission	A	B. Brownfield Register
2085	CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ	0	30	0	0	No Planning Permission	A	B. Brownfield Register
2835	GREATSTONE HOTEL, STRETFORD	0	30	0	0	No Planning Permission	B	B. Brownfield Register
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29	0	0	0	Under Construction	A	A. Detailed Consent
2805	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29	0	0	0	Under Construction	A	A. Detailed Consent
2811	SHAWE LODGE, BARTON ROAD, URMSTON	0	27	0	0	No Planning Permission	B	B. Brownfield Register
2836	SALE MASONIC HALL / SALE POLICE STATION	0	25	0	0	No Planning Permission	B	B. Brownfield Register
1601-13	94B TALBOT ROAD, OLD TRAFFORD	0	25	0	0	No Planning Permission	A	B. Brownfield Register
1640	319-365 NORRIS ROAD, SALE, M33 2UP	24	0	0	0	Under Construction	A	A. Detailed Consent
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24	0	0	0	Under Construction	A	A. Detailed Consent
1552	HIGHER ROAD DEPOT AND ADJOINING SITE	0	22	0	0	No Planning Permission	B	B. Brownfield Register
2838	THE PELICAN, TIMPERLEY	0	64	0	0	No Planning Permission	B	B. Brownfield Register
2839	BOWDON HOTEL	0	41	0	0	No Planning Permission	B	B. Brownfield Register
1510	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	43	43	0	0	No Planning Permission	B	B. Other
2841	CAR PARK, CRESTA HOTEL, ALTRINCHAM	0	16	0	0	No Planning Permission	B	B. Brownfield Register
2834	ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	0	15	0	0	No Planning Permission	A	B. Brownfield Register
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15	0	0	0	Under Construction	A	A. Detailed Consent
2648	SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE STREET, ALTRINCHAM, WA14 1RJ	12	0	0	0	Full Planning Permission	A	A. Detailed Consent
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0	0	0	Under Construction	A	A. Detailed Consent
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	0	0	Under Construction	A	A. Detailed Consent

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	NPPF Annex 2 Category A or B Site	Category A/B Sub Category
2452	BROOKS BAR CENTRE, 162 - 164 CHORLTON ROAD, OLD TRAFFORD, M16 7WW	9	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1564	LAND AT STOKOE AVENUE	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2511	LAND TO THE REAR 40 MILTON ROAD, STRETFORD, M32 0TQ	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2631	THE VILLAGE INN, THE VILLAGE, FLIXTON, M41 6HS	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2652	HALE LIBRARY, LEIGH ROAD, HALE, WA15 9BG	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2676	CAR PARK, WESTGATE HOUSE, 44 HALE ROAD, ALTRINCHAM	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2688	FORMER RILEY'S SNOOKER CLUB, BRIDGEWATER ROAD, BROADHEATH, ALTRINCHAM, WA14 1LB	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2778	2 CROFTS BANK ROAD, URMSTON, MANCHESTER, M32 0TU	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2782	68 BARRINGTON ROAD, ALTRINCHAM, WA14 1JB	8	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2444	196 AND 198 MARSLAND ROAD, SALE, M33 3NE	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2552	NEUHOLME, MANCHESTER ROAD, PARTINGTON, M31 4FB	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2622	ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE, WA15 9NT	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2781	WHEATSHEAF HOTEL, 21 CHURCH STREET, ALTRINCHAM, WA14 4EE	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2797	FORMER PANFLORA NURSERIES, BARNS LANE, Warburton, LYMM, WA13 9UG	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2800	479 - 481 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, M16 9HF	7	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1823-03	FORMER POST OFFICE, 48 MANCHESTER ROAD, CARRINGTON, M31 4BD	6	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2605-02	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2605-03	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2818	FORMER 1-3 OLD CROFTS BANK, DAVYHULME, URMSTON, MANCHESTER, M41 7AA	6	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2831	BEVERLEY PARK NURSING HOME, 22 SANDY LANE, STRETFORD, MANCHESTER, M32 9DA	6	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2607-02	77-79 CROSS STREET, SALE, M33 7AA	5	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2673	LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT	5	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2707	BEECH HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4DJ	5	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2822	ST JOHNS MEDICAL CENTRE, ST JOHNS ROAD, ALTRINCHAM, WA14 2NW.	5	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2827	PARKFIELD 8 GROBY PLACE, ALTRINCHAM, WA14 4AL	5	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1252	LAND ADJ 3 GRANGE ROAD, WA14 2	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2442	HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2651	THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, M32 0NU	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2709	16 Old Market Place, Altrincham, WA14 4DF	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2743	1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2754	STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2787	34-36 SCHOOL ROAD, SALE, M33 7XF	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2819	51-53 BOROUGH ROAD, ALTRINCHAM, WA15 9RA	4	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1531	ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2192	PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2348	LAND ENCOMPASSING 26A MARSLAND ROAD, SALE	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2533-01	176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2573	REAR OF 132-138 BARTON ROAD, STRETFORD, M32 9AE	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2595	LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2629	SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2706	LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD, M32 9AR	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2724	GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 5SH	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2729	GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2773	8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2784	340A MANCHESTER ROAD, ALTRINCHAM, WA14 5NH	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2790	SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2793	84-90 HIGHER ROAD, URMSTON, M41 9AP	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2799	LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ	3	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1839-01	9 BOW GREEN ROAD (Plot 4), BOWDON, WA14 3LX	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1839-02	9 BOW GREEN ROAD (Plot 1 & 2) BOWDON, WA14 3LX	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1917	16 RYDAL DRIVE, HALE BARNS, WA15 8TE	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2135	BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2435	GREENBANK HOUSE, 15 ALBERT SQUARE, WA14 2ND	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2473	210 ASHLEY ROAD, HALE, WA15 9SN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2507	LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	NPPF Annex 2 Category A or B Site	Category A/B Sub Category
2565	530, STRETFORD ROAD, OLD TRAFFORD, M16 9AF	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2576	18 STATION ROAD, URMSTON, M41 9JN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2616	FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2633	DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2634	2 RIVERMEAD AVENUE, HALE BARNS, WA15 0AN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2636	300 MANCHESTER ROAD, ALTRINCHAM, WA14 5NB	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2642	170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2644	201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2684	YORK LODGE, RESIDENTIAL HOME, 54-56 CROFTS BANK ROAD, URMSTON, MANCHESTER, M41 0UH	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2705	522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2730	17 KIRKLANDS, SALE, M33 3SG	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2744	34 GREEN COURTS, GREEN WALK, BOWDON, WA14 2SR	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2751	39 - 42 INGLEBY COURT, STRETFORD, M32 8PY	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2757	87 & 87A GEORGE STREET, ALTRINCHAM, WA14 1RN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2760	3 BROOKLANDS ROAD, SALE, M33 3QH	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2775	70A PARK ROAD, TIMPERLEY, ALTRINCHAM, WA14 5AB	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2777	879 CHESTER ROAD, STRETFORD, MANCHESTER, M32 0RN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2780	92-94 PARK ROAD, TIMPERLEY, ALTRINCHAM, WA15 6TF	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2796	BARN ADJACENT TO 27 GREEN LANE, TIMPERLEY, WA15 8QP	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2809	183 CROSS STREET, SALE, M33 7JG	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2814	12 WELLINGTON ROAD, TIMPERLEY, WA15 7RE	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2815	39 HEYES LANE, TIMPERLEY, WA15 6EF	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2821	58 MOSS ROAD, STRETFORD, MANCHESTER, M32 0AY	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2830	85 GEORGE STREET, ALTRINCHAM, WA14 1RN	2	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1300-01	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, ALTRINCHAM, WA15 0NR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1767	LIMEHURST ST, MARGARETS ROAD, WA14 2	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1838	LAND ADJ TO, 61 MERSEY ROAD, M33 6LF	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1839	9 BOW GREEN ROAD (Plot 3), BOWDON, WA14 3LX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
1863	HALFACRE, 7 BROADWAY, HALE BARNS, WA15 0PF	1				Not Applicable - Deliverable	A	A. Minor Approval
2162	BEECH TREES, 4A CHARCOAL ROAD, DUNHAM MASSEY, WA14 4RU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2200	84 CHAPEL LANE, HALE BARNS, WA15 0BH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2314	6 BRIDGENORTH AVENUE, URMSTON, M41 9PA	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2340	ORCHARD COURT, BAKER STREET, TIMPERLEY, WA15 7XH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2346	29 WESTBOURNE PARK, URMSTON, M41 0XR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2418-01	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2425	185 GROVE LANE, HALE, WA15 8LU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2441	PADDOCK FARM, WELLFIELD LANE, WA15 7AD	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2445	LAND NORTH WEST OF THE JUNCTION OF ST MARGARETS ROAD AND GROBY ROAD	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2455	38 BOW GREEN ROAD, BOWDON, WA14 3LE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2465	119 HIGHER ROAD, URMSTON, M41 9BD	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2479	4 WESTBOURNE PARK, URMSTON, M41 0XS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2488	31 EYEBROOK ROAD, BOWDON, WA14 3LH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2509	LAND TO THE REAR OF 317 STOCKPORT ROAD, TIMPERLEY, WA15 7UE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2516	12-14 CROFTS BANK ROAD, URMSTON, M41 0TS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2569	13A POPLAR ROAD, STRETFORD, M32 9AN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2577	19 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2579	BAY MALTON HOTEL, 55 SEAMONS ROAD, ALTRINCHAM, WA14 5RA	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2582	2 WOODSEND ROAD, FLIXTON, M41 8QT	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2585	ONION FARM, Warburton Lane, Warburton, WA13 9TW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2586	18 UPPER CHORLTON ROAD, OLD TRAFFORD, M16 7RN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2601	80 BENT LANES, DAVYHULME, M41 8WY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2606	8 DARESURY AVENUE, FLIXTON, M41 8GL	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2609	28 KINGSWAY PARK, DAVYHULME, M41 7FB	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2613	8 KINGS ROAD, SALE, M33 6GB	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2617	1A CAMBRIDGE ROAD, HALE, WA15 9SY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	NPPF Annex 2 Category A or B Site	Category A/B Sub Category
2618	11 THE CRESCENT, ALTRINCHAM, WA14 4JN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2630	9 CARRWOOD, HALE BARNS, WA15 0ED	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2632	PICKFORD COURT, CLAYTON CLOSE, OLD TRAFFORD	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2637	52 CARRWOOD, HALE BARNS, WA15 0EW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2638	WHITEWELL, 4 BROADWAY, HALE BARNS, WA15 0PQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2646	299 ASHLEY ROAD, HALE BARNS, WA14 3NH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2649	MANOR HOUSE, 10 THEOBALD ROAD, BOWDON, WA14 3HG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2650	63 AYRES ROAD, OLD TRAFFORD, MANCHESTER, M16 9NH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2653	1 HILLCREST, WOODVILLE ROAD, ALTRINCHAM, WA14 2AN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2654	LAND TO THE REAR OF 49 ALDERLEY ROAD, FLIXTON, M41 5DW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2655	230 STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM, WA15 7UN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2657	134 ROSENEATH ROAD, URMSTON, M41 5AZ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2661	118 PARK ROAD, HALE, WA15 9JR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2670	8 RAVENWOOD DRIVE, HALE BARNS, WA15 0JA	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2677	87 MOSS LANE, SALE, M33 5AX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2680	19 CHARLTON DRIVE, SALE, M33 2BJ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2681	LOW ACRE, 17 BARRY RISE, BOWDON, WA14 3JS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2682	TURPINS HOLLOW, DUNHAM ROAD, ALTRINCHAM, WA14 4SR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2685	15 BOW LANE, BOWDON, WA14 3BU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD, M32 0DX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2691	LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME, M41 7WH.	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2692	216 HALE ROAD, HALE, ALTRINCHAM, WA15 8EB	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2695	1 LUCY STREET, OLD TRAFFORD, MANCHESTER, M15 4BX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2697	15 MARLBOROUGH ROAD, BOWDON, WA14 2RR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2698	3 LITTLE MEADOW ROAD, BOWDON, WA14 3PG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2700	39 GADDUM ROAD, BOWDON, WA14 3PQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2701	17 BEESTON ROAD, SALE, M33 5AQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2703	SUMMER TREES, 1 HAWLEY DRIVE, HALE BARNS, WA15 0DP	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2708	Whiteoaks, Bollinway, Hale Barns, WA15 0NZ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2712	91 TEMPLE ROAD, SALE, M33 2LP	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2714	3 HASLEMERE AVENUE, HALE BARNS, WA15 0AU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2715	SILVERLANDS, DEVISDALE ROAD, ALTRINCHAM, WA14 2AT	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2719	2 SANDRINGHAM CLOSE, BOWDON, WA14 3GY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2720	REED HOUSE FARM, GORSEY LANE, WARBURTON, WA13 9UB	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2722	53 HIGHER ROAD, URMSTON, M41 9AP	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2723	10 PINWOOD, BOWDON, WA14 3JQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2728	1 STANHOPE ROAD, BOWDON, WA14 3LB	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2731	1 RAGLAN ROAD, SALE, M33 4AN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2732	LAND ADJACENT TO 89 CROMWELL ROAD, STRETFORD, M32 8QJ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2735	19 BLUEBERRY ROAD, BOWDON, WA14 3LS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2737	THORN BANK, BARROW LANE, HALE BARNS, WA15 0DN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2738	THE MEADOW, SOUTH DOWNS ROAD, BOWDON, ALTRINCHAM, WA14 3DS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2740	ORCHARD HOUSE, 12 BROADWAY, HALE BARNS, WA15 0PG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2742	THE WOMBLE INN, 61 SCHOOL ROAD, SALE, M33 7YF	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2744	6 GORSEY LANE, ALTRINCHAM, WA14 4BN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2746	LAND TO THE EAST OF GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2748	165A MARSLAND ROAD, SALE, M33 3WE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2750	10 WOODLANDS ROAD, SALE, M33 2DW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2752	15 MURISTON ROAD, HALE, WA15 9SU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2753	67 ARLINGTON ROAD, STRETFORD, M32 9HP	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2755	12 GREENHILL AVENUE, SALE, M33 6LS	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2759	6B OLD MARKET PLACE, ALTRINCHAM, WA14 4NP	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2761	138 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 2UN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2762	42 HALE ROAD, ALTRINCHAM, WA14 2EX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2763	LAND ADJACENT TO 37 THIRLMERE ROAD, PARTINGTON, M31 4PR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval

SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	NPPF Annex 2 Category A or B Site	Category A/B Sub Category
2764	LAND ADJ TO 5 MALLARD GREEN, ALTRINCHAM, WA14 5LL	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2765	75 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2766	APARTMENT 3, SPRINGFIELD, 65 EDGE LANE, STRETFORD, MANCHESTER, M32 8PA	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2769	CHESHAM HOUSE, 101 CHURCH ROAD, URMSTON, M41 9FJ	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2774	460 CHESTER ROAD, OLD TRAFFORD, M16 9HD	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2779	THE BURNS, 8 HILL TOP DRIVE, HALE BARNS, WA15 0JN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2783	BRAYTON, 22 BROADWAY, HALE BARNS, WA15 0PG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2786	9 CHAPEL LANE, HALE BARNS, WA15 0HN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2791	43 RAVENSWOOD DRIVE, HALE BARNS, WA15 0JA	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2792	109 WASHWAY ROAD, SALE, M33 7TY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2794	TREGENNA, 50 BROOKS DRIVE, HALE BARNS, WA15 8TR	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2795	7-9 STRETFORD ROAD, URMSTON, M41 9JY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2801	4 HASLEMERE AVENUE, HALE BARNS, WA15 0AU	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2802	MANSART, 18 BROAD LANE, HALE BARNS, ALTRINCHAM, WA15 0DF	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2803	70-72 WASHWAY ROAD, SALE, M33 7RE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2804	1 BELGRAVIA GARDENS, HALE BARNS, WA15 0JT	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2806	LAND AT THE REAR OF 3 CROMWELL ROAD/EDGE LANE, STRETFORD, MANCHESTER, M32 8GH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2807	8 THE DOWNS, ALTRINCHAM, WA14 3AN	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2808	39 EATON ROAD, BOWDON, WA14 3EH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2813	181 CROSS STREET, SALE, M33 7JG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2816	14 STANHOPE ROAD, BOWDON, WA14 3JY	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2508	117 WOOD LANE, TIMPERLEY, WA15 7PG	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2820	48 SCHOOL ROAD, SALE, M33 7XE	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2823	394 WASHWAY ROAD, SALE, M33 4JH	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2824	21 LITTLE EES LANE, SALE, M33 5GT	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2825	MARMION HOUSE, 19 RAPPAX ROAD, HALE BARNS, ALTRINCHAM, WA15 0NX	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2826	71 WOODFIELD ROAD, ALTRINCHAM, WA14 4ET	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval
2829	16 CHURCH STREET, ALTRINCHAM, WA14 4DW	1	0	0	0	Not Applicable - Deliverable	A	A. Minor Approval

Total	5863
Annual target	1688.4
Years supply	3.47

E. Appendix 5

Please complete the following tables as comprehensively as possible

Contact Details

Name	Stuart McCrone
Company	Glenbrook
Telephone Number	
E-mail Address	
Are you the landowner, developer or agent?	Landowner
If you are acting on behalf of an owner, please provide the name and address of the owner.	Click or tap here to enter text.

Site Details

Site Address	Former Kellogs HQ, Talbot Road, Old Trafford, Manchester, M16 0PG
SHLAA Site Ref (if known)	1601-11
Number of Dwellings Deliverable in 5 years	639
Planning Application Number	99795/OUT/20 Approved 27/07/2022 109631/RES/22 Validated 14/11/2022
Number of Approved Dwellings	750
Number of Dwellings Remaining to be Built on Site	750

Is the site occupied?	No
Does the site require clearance?	No
Are there multiple ownership issues that may affect delivery?	No
If yes, do you anticipate that these ownership issues can be resolved?	Choose an item.
Are there financial constraints/issues that may affect delivery?	Yes
If yes, do you anticipate that these financial constraints/issues can be overcome?	Yes
Have any abnormal costs been identified that may affect delivery?	No
If yes, what are these abnormal costs?	Click or tap here to enter text.
What are the timescales for their resolution?	Choose an item.
What actions are you taking/ planning to take within the next 12 months to resolve them?	Click or tap here to enter text.
Are there any legal constraints which may affect delivery?	No
If yes, what are these legal constraints?	
What are the timescales for their resolution?	Choose an item.
What actions are you taking/ planning to take within the next 12 months to resolve them?	Click or tap here to enter text.
Has the site been actively marketed?	No
What has the site been marketed for?	Choose an item.
How long has the site been marketed for?	Choose an item.
Which agent is marketing the site?	Click or tap here to enter text.
What interest has there been in the site?	Choose an item.
Is there intent to provide self/custom build serviced plots?	Choose an item.

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required.

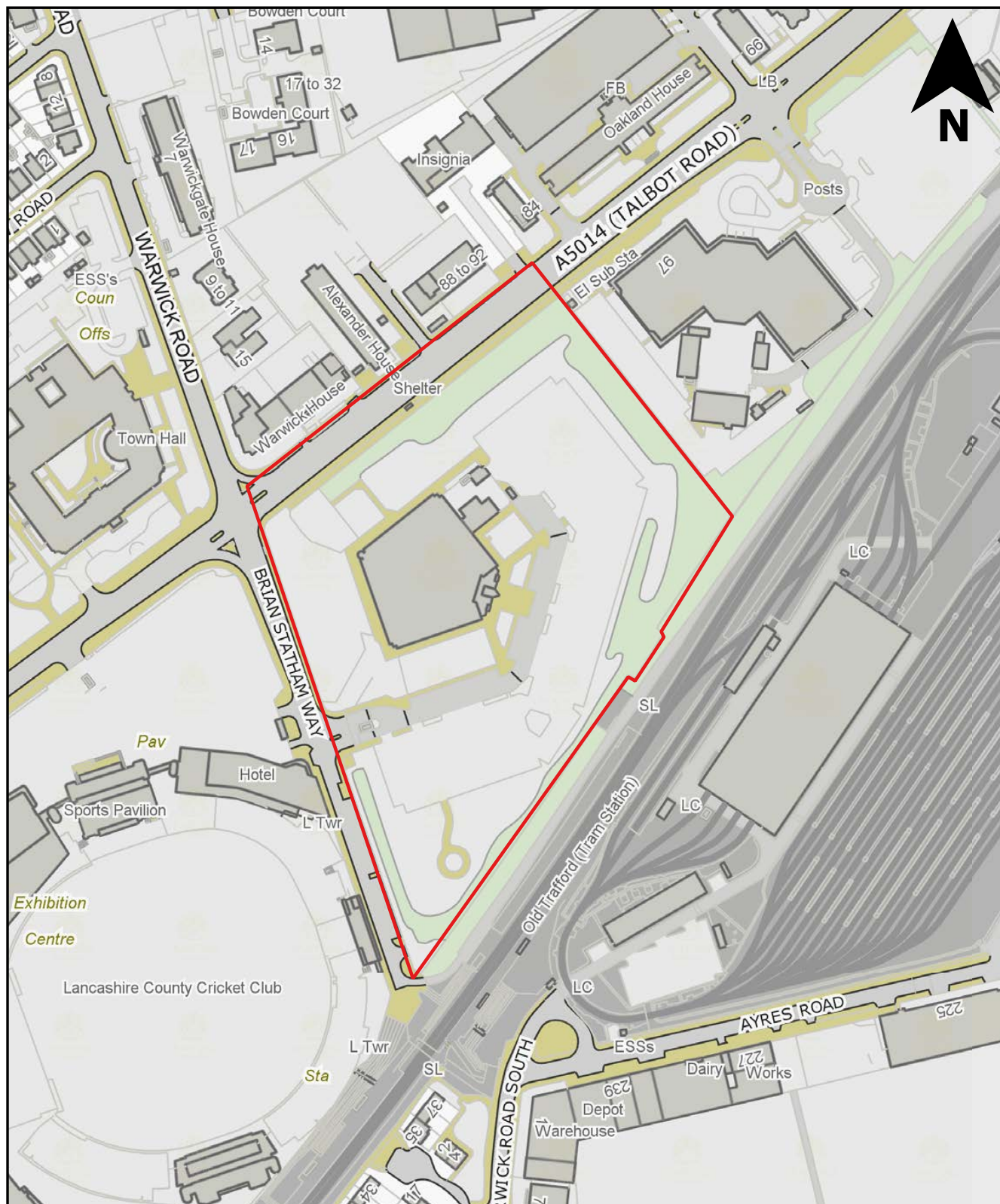
Expected Delivery rate of Site

NPPF Annex 2 – Category A or B Site	A
Cat A/B Sub Category	B. Major Outline Permission

	Market Units	Affordable Units	Demolitions and/or Conversion Losses	Self-Build or Custom Housing plots available	Site Deliverability Commentary
Completions to 01 April 22					Click or tap here to enter text.
2022/23					
2023/24					
2024/25		72			
2025/26	544	23			
2026/27					
2027/28					
2028/29					
2029/30					
2030/31					
2031/32					
2032/33					
2033/34					
2034 +					
Total(s)	544	95	0	0	

Other Comments

Former Kellogg's Site, Talbot Road, Stretford, M16 0PG 1601-11



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Scale: 1:2500



TRAFFORD
COUNCIL
E 3

Please complete the following tables as comprehensively as possible

Contact Details

Name	Rob Elsom
Company	Bruntwood
Telephone Number	
E-mail Address	
Are you the landowner, developer or agent?	Agent
If you are acting on behalf of an owner, please provide the name and address of the owner.	Trafford Bruntwood (Stretford Mall) LLP

Site Details

Site Address	Land at Stretford Mall, Chester Road, Stretford, M32 9BD
SHLAA Site Ref (if known)	1978
Number of Dwellings Deliverable in 5 years	440
Planning Application Number	103844/HYB/21 Awaiting Decision
Number of Approved Dwellings	700
Number of Dwellings Remaining to be Built on Site	700

Is the site occupied?	Yes
Does the site require clearance?	Yes
Are there multiple ownership issues that may affect delivery?	No
If yes, do you anticipate that these ownership issues can be resolved?	Choose an item.
Are there financial constraints/issues that may affect delivery?	Yes
If yes, do you anticipate that these financial constraints/issues can be overcome?	Yes
Have any abnormal costs been identified that may affect delivery?	Yes
If yes, what are these abnormal costs?	Demolition & enabling works
What are the timescales for their resolution?	12-24 months
What actions are you taking/ planning to take within the next 12 months to resolve them?	Works to be delivered in phases. Phase 1 enabling works to have completed and phase 2/3 demo works to be fully worked up and costed.
Are there any legal constraints which may affect delivery?	No
If yes, what are these legal constraints?	
What are the timescales for their resolution?	Choose an item.
What actions are you taking/ planning to take within the next 12 months to resolve them?	Click or tap here to enter text.
Has the site been actively marketed?	Yes
What has the site been marketed for?	Residential Uses
How long has the site been marketed for?	0 - 6 months
Which agent is marketing the site?	JLL
What interest has there been in the site?	Offers Accepted
Is there intent to provide self/custom build serviced plots?	No - the site is not available for self or custom build serviced plots

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

When completing a site's deliverability commentary an explanation of the forecasted housing delivery rates, lead in times and build out rates will be required.

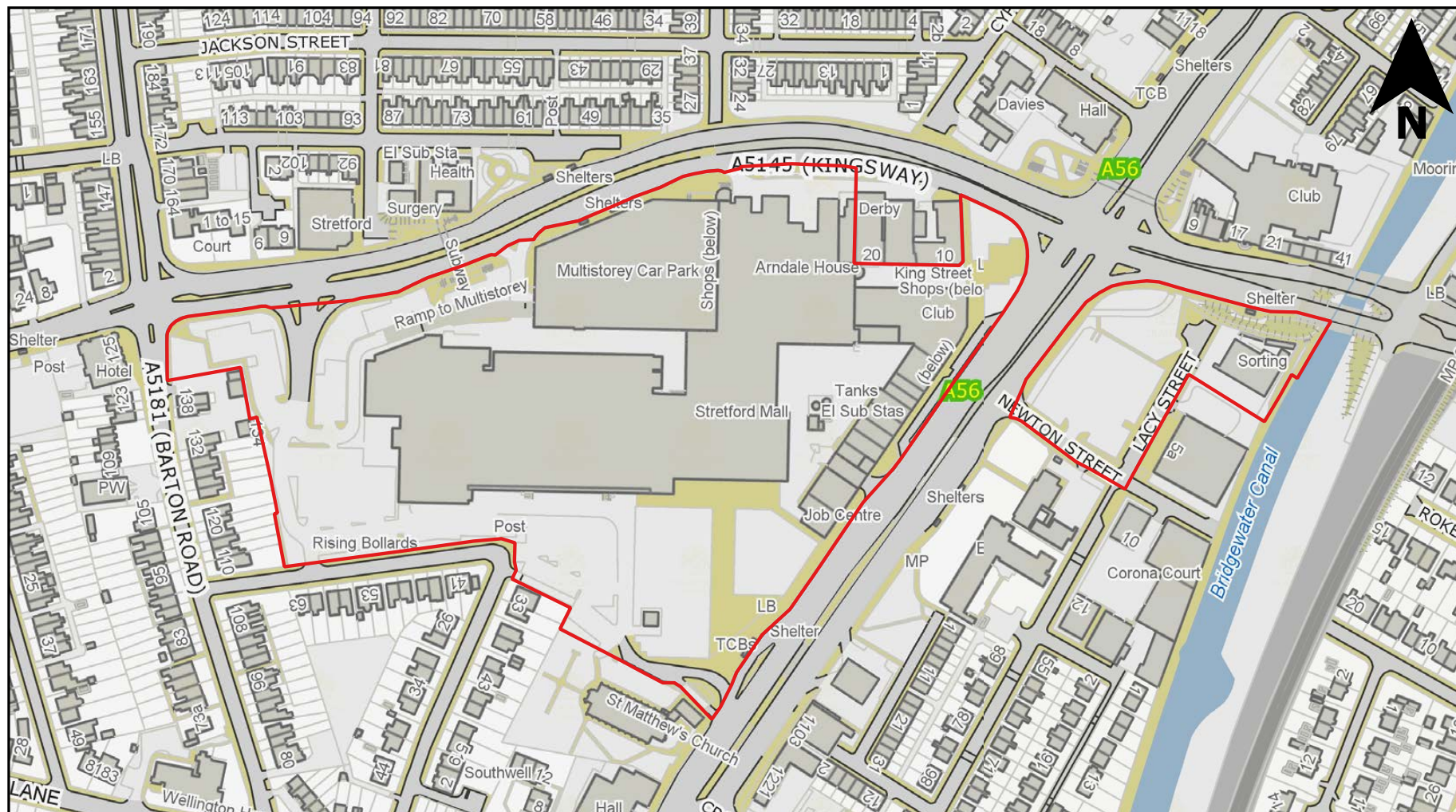
Expected Delivery rate of Site

NPPF Annex 2 – Category A or B Site	A
Cat A/B Sub Category	A. Detailed Consent

	Market Units	Affordable Units	Demolitions and/or Conversion Losses	Self-Build or Custom Housing plots available	Site Deliverability Commentary
Completions to 01 April 22	0	0	0	0	Click or tap here to enter text.
2022/23	0	0	0	0	
2023/24	0	0	0	0	
2024/25	0	0	0	0	
2025/26	178	60	0	0	
2026/27	152	50	0	0	
2027/28					
2028/29					
2029/30					
2030/31					
2031/32					
2032/33					
2033/34					
2034 +					
Total(s)	330	110	0	0	

Other Comments

Stretford Mall, Chester Road 1978



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Scale: 1:2500



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**TRAFFORD
COUNCIL**

Site Details

NPPF Annex 2 – Category B Sub-Category	B. Identified on Brownfield Register
Site Address	FORMER BAKEMARK UK, SKERTON ROAD, STRETFORD
SHLAA Site Ref (if known)	1607-01
Number of Dwellings Deliverable in 5 years	180
Landowner/ Developer	
Public Funding/ Investment	Potentially – Trafford Council offering development finance via development arm.
Site Context	Second phase of Skerton Road development.

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	N/A
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	2023
Date of Expected Determination(s)	2023/2024
Anticipated Start	2024/2025
Phasing	Not yet known
Anticipated Completion	2026/2027
Site Assessment Work	Not yet known
Other Relevant Information	

Suitability

Brownfield site in residential area, within walking distance of Trafford Bar tram stop. Residential development could take place without adverse impacts on the natural environment, built environment (including heritage assets), or local amenity. The site is suitable for residential development.

Availability

Remaining part of a site already secured for residential development. Buildings / uses have limited life. The site is in single ownership and has been/is being actively being promoted for residential development through the planning system. The site is available.

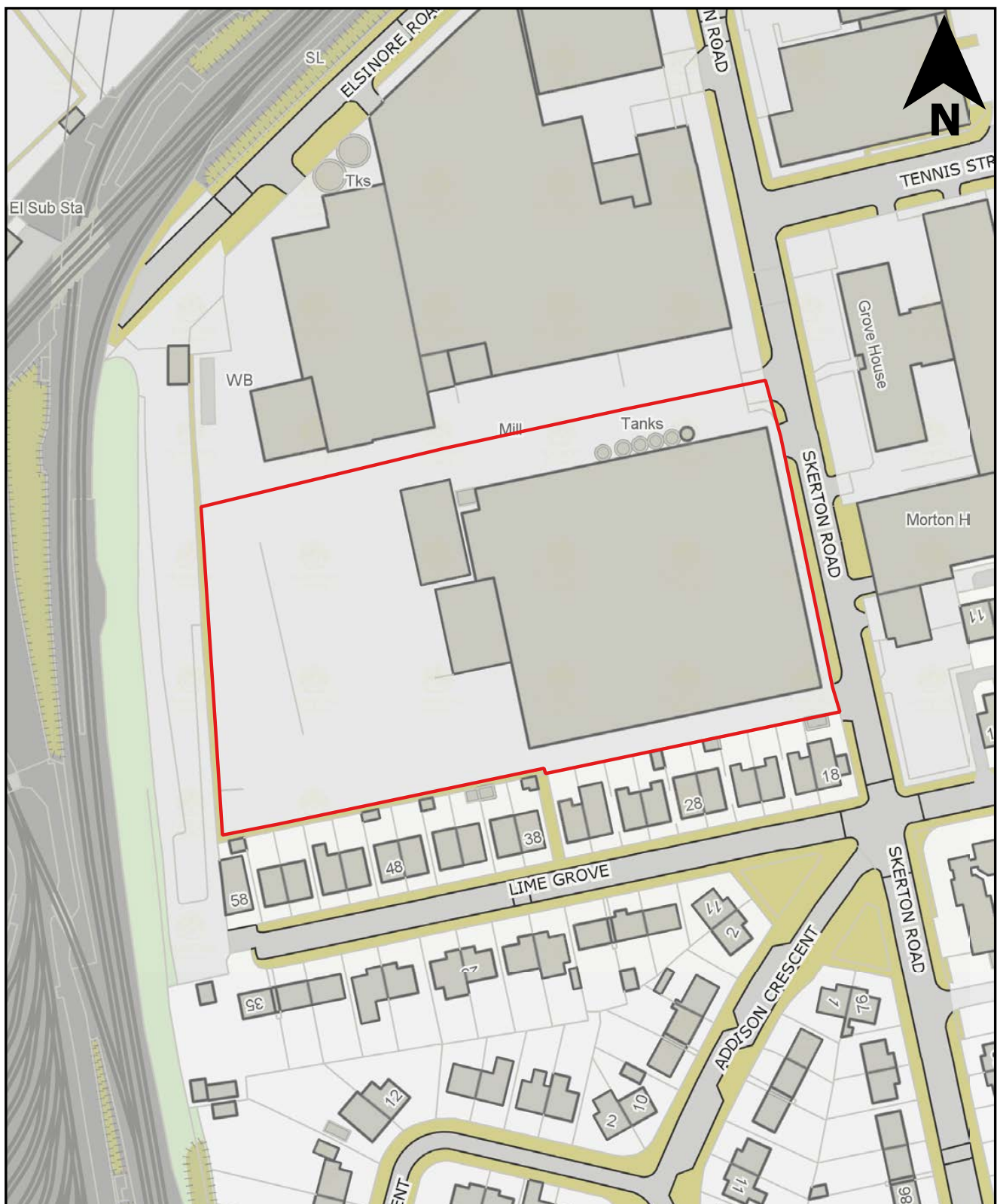
Achievability

The site is on edge of the CQAAP, an area of significant market interest and viability for new high quality residential development. The site is achievable.

Other Comments

Logical second phase of residential development with same developer and continuous construction. More than reasonable prospect could be delivered before November 2027.

Former Bakemark UK, Skerton Road, Stretford 1607-01



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Allocated Site
Site Address	CIVIC QUARTER AREA ACTION PLAN (CQAAP)
SHLAA Site Ref (if known)	1601-00
Number of Dwellings Deliverable in 5 years	160
Landowner/ Developer	Various
Public Funding/ Investment	Potentially
Site Context	160 dwellings deliverable in 5 years will be delivered from identified sites within the CQAAP area. The housing trajectory contained the CQAAP was both required and found sound by the Inspector. A cautious approach to delivery within the CQAAP has been taken.

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	2986
Number of Dwellings Remaining to be Built on Site	2986
Progress towards Approving Application or Reserved Matters	N/A
Planning Performance Agreement (PPA)	N/A

Progress Towards Submission of an Application

Date of Expected Application(s)	2022 Onwards
Date of Expected Determination(s)	2023 Onwards
Anticipated Start	2024
Phasing	Multiple phases and outlets over many sites
Anticipated Completion	2037
Site Assessment Work	Not yet known.
Other Relevant Information	

Suitability

The land identified for development within the CQAAP is wholly brownfield within existing accessible commercial, leisure and residential areas. The sites within the CQAAP are suitable for residential development.

Availability

The figure of up to 4,000 dwellings within the CQAAP is design and capacity led, extending across sites where there is some knowledge that development is desirable. The Council is aware of several sites within the CQAAP that are owned by active landowners/ developers - e.g., the Kellogg's site. The sites within the CQAAP are available.

Achievability

The CQAAP, is an area of significant market interest and viability for new high quality residential development. The CQAAP requires both affordable housing contributions and additional financial contributions, both of which have been found sound by the Inspector, and which do not adversely affect site viability. Sites within the CQAAP are therefore achievable.

Other Comments

The Inspectors report into the CQAAP was published on 06.12.22, concluding that the Plan is sound and capable of adoption, subject to Main Modifications being incorporated. Adoption of the Plan is anticipated to take place in January 2023. The CQAAP seeks to deliver a minimum of 2,500 homes by 2037, with capacity for up 4,000 dwellings identified.

Civic Quarter AAP Boundary



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Full Application Submitted
Site Address	LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW
SHLAA Site Ref (if known)	1934-2
Number of Dwellings Deliverable in 5 years	161
Landowner/ Developer	Trafford Council / Trafford Housing Trust
Public Funding/ Investment	Yes. 50/50 Council and THT backed scheme via development and investment programme.
Site Context	Priority Area for Regeneration – Old Trafford

Current Planning Status

Type of Planning Permission	N/A
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	Full planning application submitted and awaiting determination.
Planning Performance Agreement (PPA)	Yes

Progress Towards Submission of an Application

Date of Expected Application(s)	Application submitted September 2022 (ref 109192/FUL/22)
Date of Expected Determination(s)	February 2023 Planning Committee
Anticipated Start	March 2023
Phasing	Two outlets
Anticipated Completion	June 2025
Site Assessment Work	Completed and submitted as part of full planning application
Other Relevant Information	Full planning application submitted September 2022. PPA arrangement the LPA have in place with THT for the majority of their schemes. No major issues identified. Mixture of market and affordable units. Report submitted to Trafford Council Executive in September 2022 , provides detailed update on the site including anticipated completion date of Summer 2025.

Suitability

The Site is located in a highly sustainable location, with a range of local shops, services and facilities located within close proximity, including a selection of food stores situated less than 0.5km from the Site. The site is in a highly sustainable location with good public transport links access and is in close proximity to shops, services and local schools. Vehicle access to the site will be from Bold Street to the north and Maher Gardens to the south.

Availability

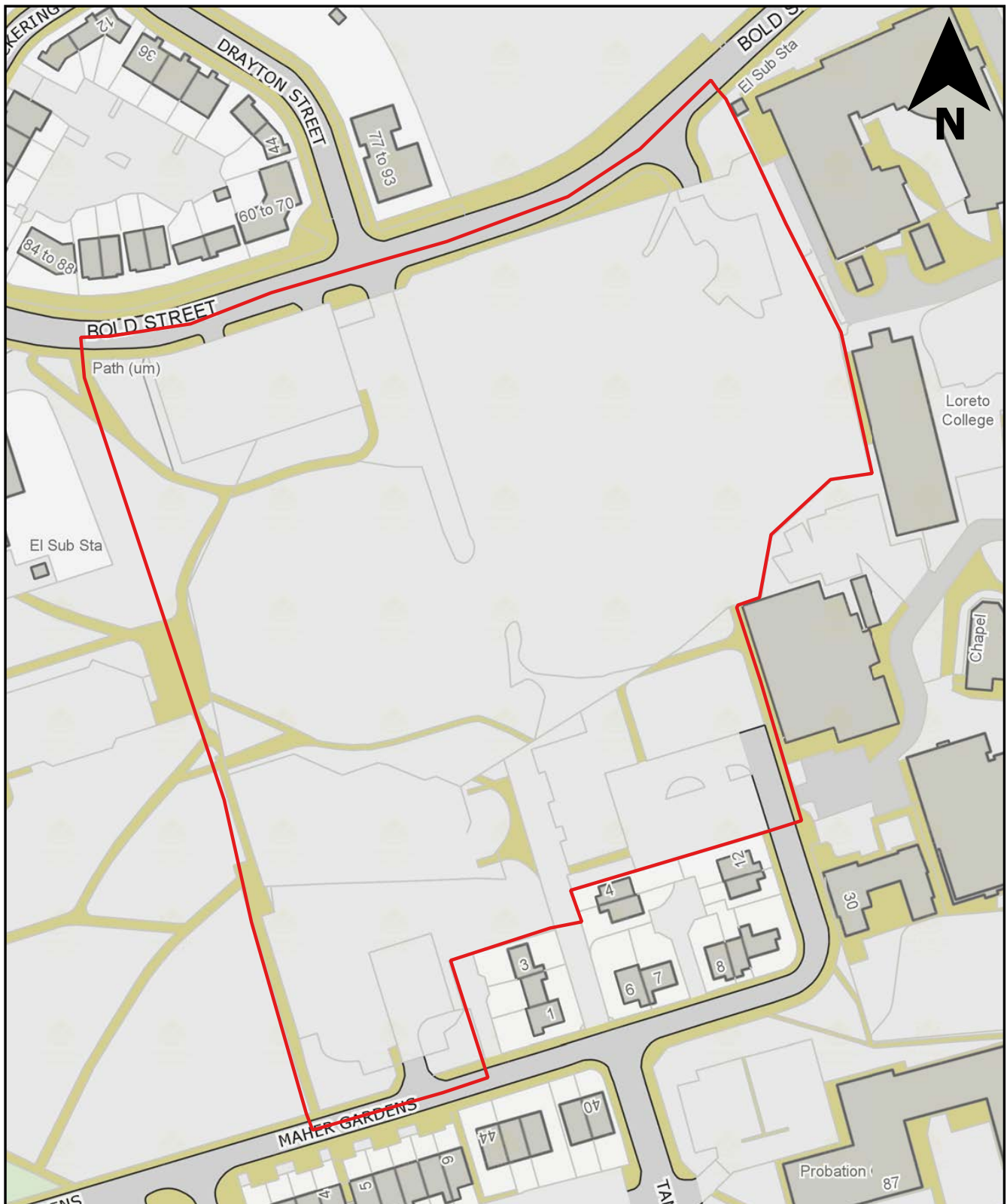
Yes. Cleared site in Council / THT ownership, formerly occupied by THT residential tower blocks. Estate regeneration scheme. Published intention to develop. The site is available.

Achievability

There is a JV arrangement agreed between Council and THT to bring site forward for development. The site is viable and achievable.

Other Comments

Land off Bold Street, Old Trafford, M15 5PW 1934-2



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Scale: 1:1250



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Full Application Submitted
Site Address	WARWICK ROAD SOUTH, OLD TRAFFORD
SHLAA Site Ref (if known)	2832
Number of Dwellings Deliverable in 5 years	80
Landowner/ Developer	Victor (Old Trafford) Limited
Public Funding/ Investment	Potentially
Site Context	Main Industrial Areas Priority Regeneration Area: Old Trafford

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	Full planning application submitted (ref 109833/FUL/22). Awaiting decision.
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	N/A
Date of Expected Determination(s)	2023
Anticipated Start	2023/2024
Phasing	Single phase
Anticipated Completion	2024/2025
Site Assessment Work	Carried out as part of submitted application
Other Relevant Information	

Suitability

The site is a sustainably located brownfield site in the urban area, within 100m of Old Trafford tram stop. The site is suitable for residential development.

Availability

The site is in single ownership and is actively being promoted for residential development through the planning system. The site is available.

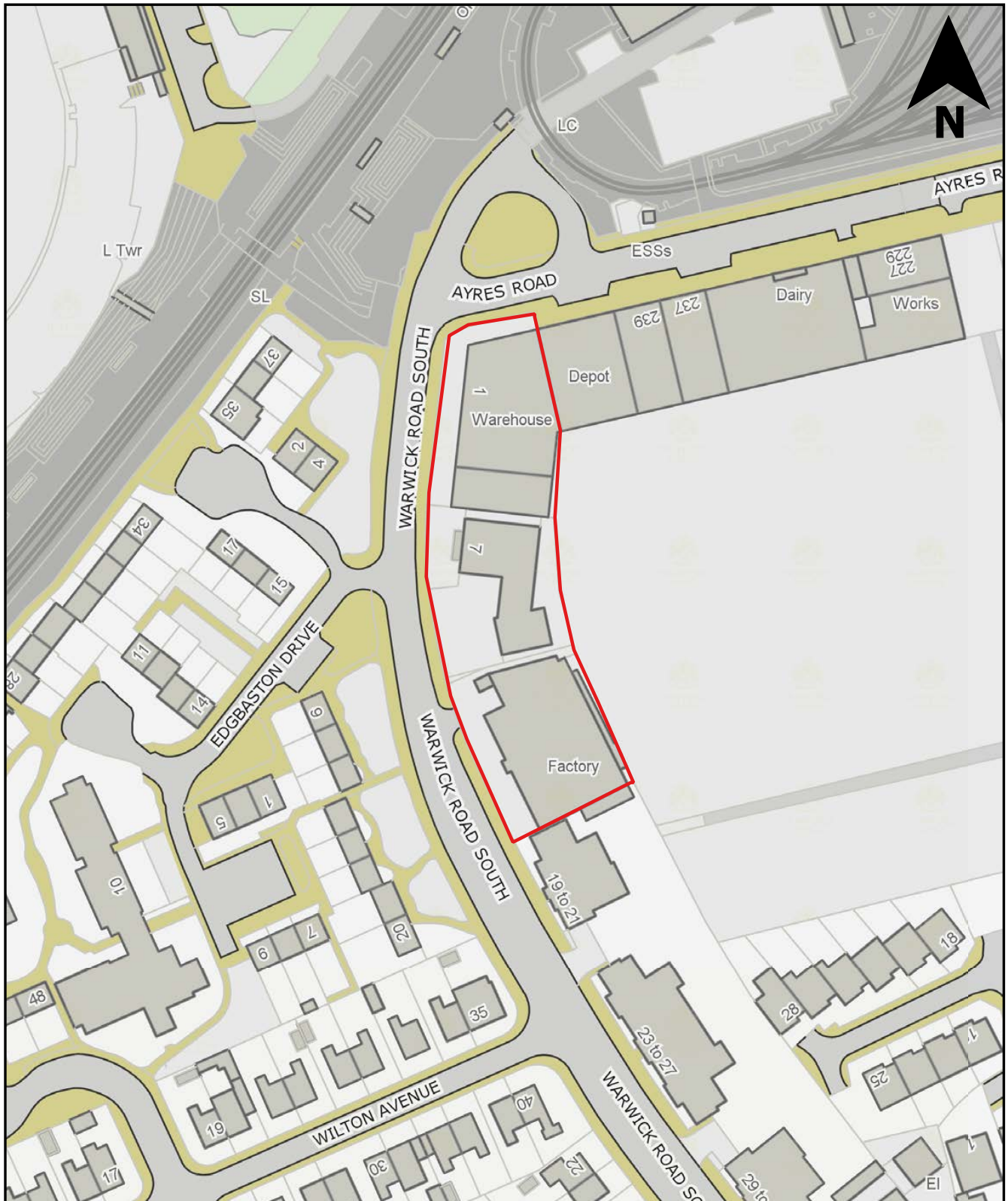
Achievability

The site is located on the edge of CQAAP, an area of significant market interest and viability for new high quality residential development. Previous scheme was viable. The site is achievable.

Other Comments

Recent planning application 104662/FUL/21 withdrawn due to overdevelopment of site, resulting in poorly designed scheme with insufficient private amenity space and landscaping and adverse impact on allotments to rear. Revised scheme submitted which seeks to address these issues. Public consultation recently carried out. Previously in SYLHS for 126 units.

Warwick Road South, Old Trafford 2832



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Full Application Submitted
Site Address	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY
SHLAA Site Ref (if known)	2144
Number of Dwellings Deliverable in 5 years	68
Landowner/ Developer	Bruntwood and Trafford Council JV
Public Funding/ Investment	The scheme is part of the Council's investment and development programme.
Site Context	Site located in Altrincham Town Centre

Current Planning Status

Type of Planning Permission	Minded to Grant
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	Full application resolved to grant permission subject to S106. Planning obligation being progressed.
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	Full application submitted.
Date of Expected Determination(s)	2023
Anticipated Start	2023
Phasing	Single phase
Anticipated Completion	2024/2025
Site Assessment Work	Carried out as part of current application.
Other Relevant Information	Full planning application submitted March 2022 - 107530/FUL/22. Awaiting determination. Section 106 being progressed.

Suitability

The site a sustainably located brownfield site in Altrincham Town Centre opposite the train station. Planning permission for 60 units granted in December 2016. The site is suitable for residential development.

Availability

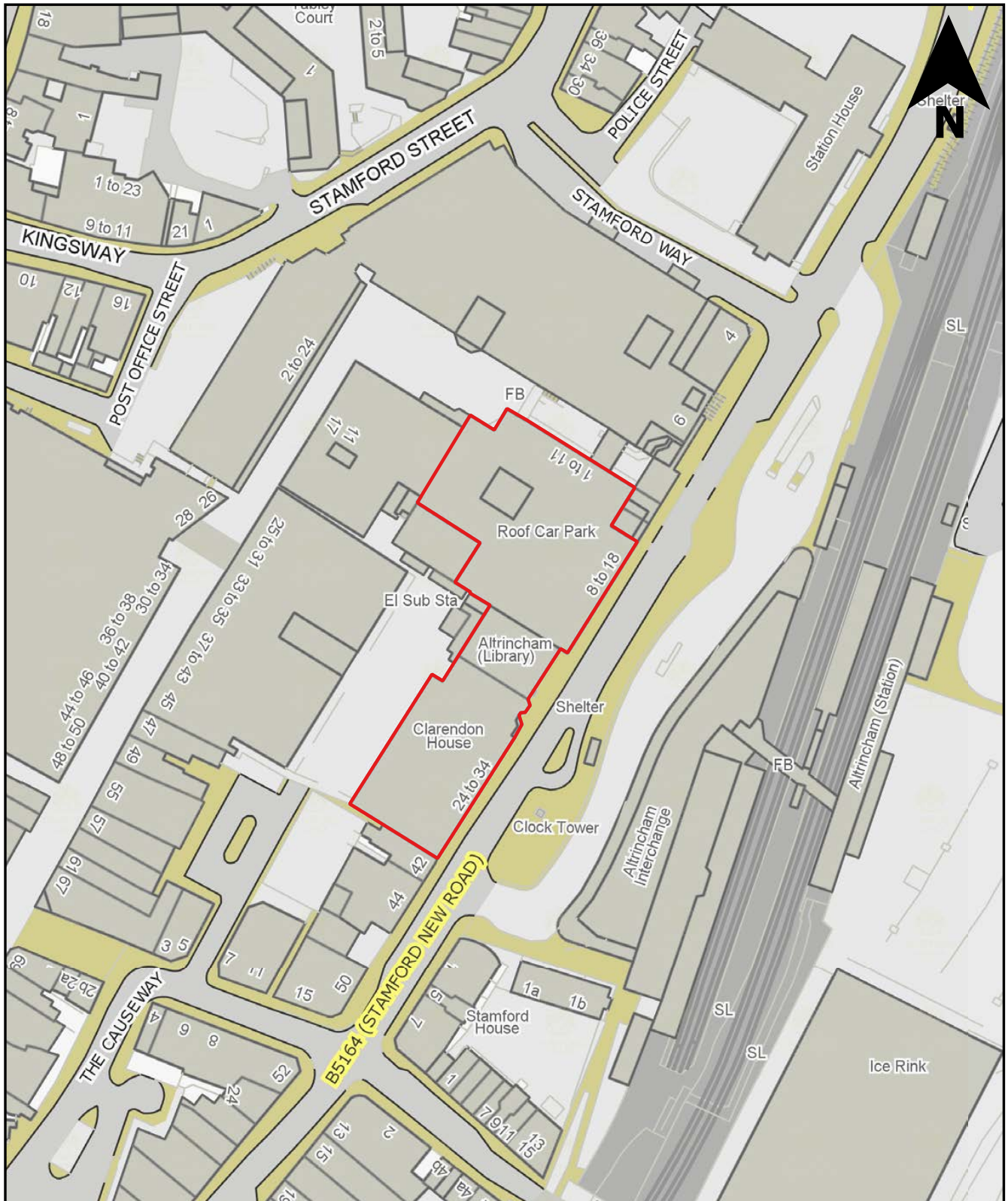
The site is part of a Joint Venture between the Council and Burntwood and is actively being promoted for residential development through the planning system. The site is available.

Achievability

There is a JV arrangement agreed between Council and THT to bring site forward for development. The site is viable and achievable.

Other Comments

Clarendon House, Stamford New Road, Altrincham, WA14 1BY - 2144



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Full Application Submitted
Site Address	CHRISTIE ROAD, STRETFORD
SHLAA Site Ref (if known)	2840
Number of Dwellings Deliverable in 5 years	67
Landowner/ Developer	Southway Housing Trust
Public Funding/ Investment	Potentially
Site Context	Site located next to Itron site, which is currently being developed for housing.

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	Full application submitted (ref 108338/FUL/22). Awaiting amended plans.
Planning Performance Agreement (PPA)	N/A

Progress Towards Submission of an Application

Date of Expected Application(s)	N/A
Date of Expected Determination(s)	2023
Anticipated Start	2023/2024
Phasing	Single phase
Anticipated Completion	2024/2025
Site Assessment Work	Carried out as part of application 108338/FUL/22
Other Relevant Information	

Suitability

Brownfield site in a sustainable location, 10 minute walk from Stretford tram stop. Desirable residential environment, adjacent to canal & opposite successful new housing site at Itron. Calder Peel architect, same as Itron. The site is suitable for residential development.

Availability

The site is in joint housing developer ownership and is actively being promoted for residential development through the planning system. The site is available.

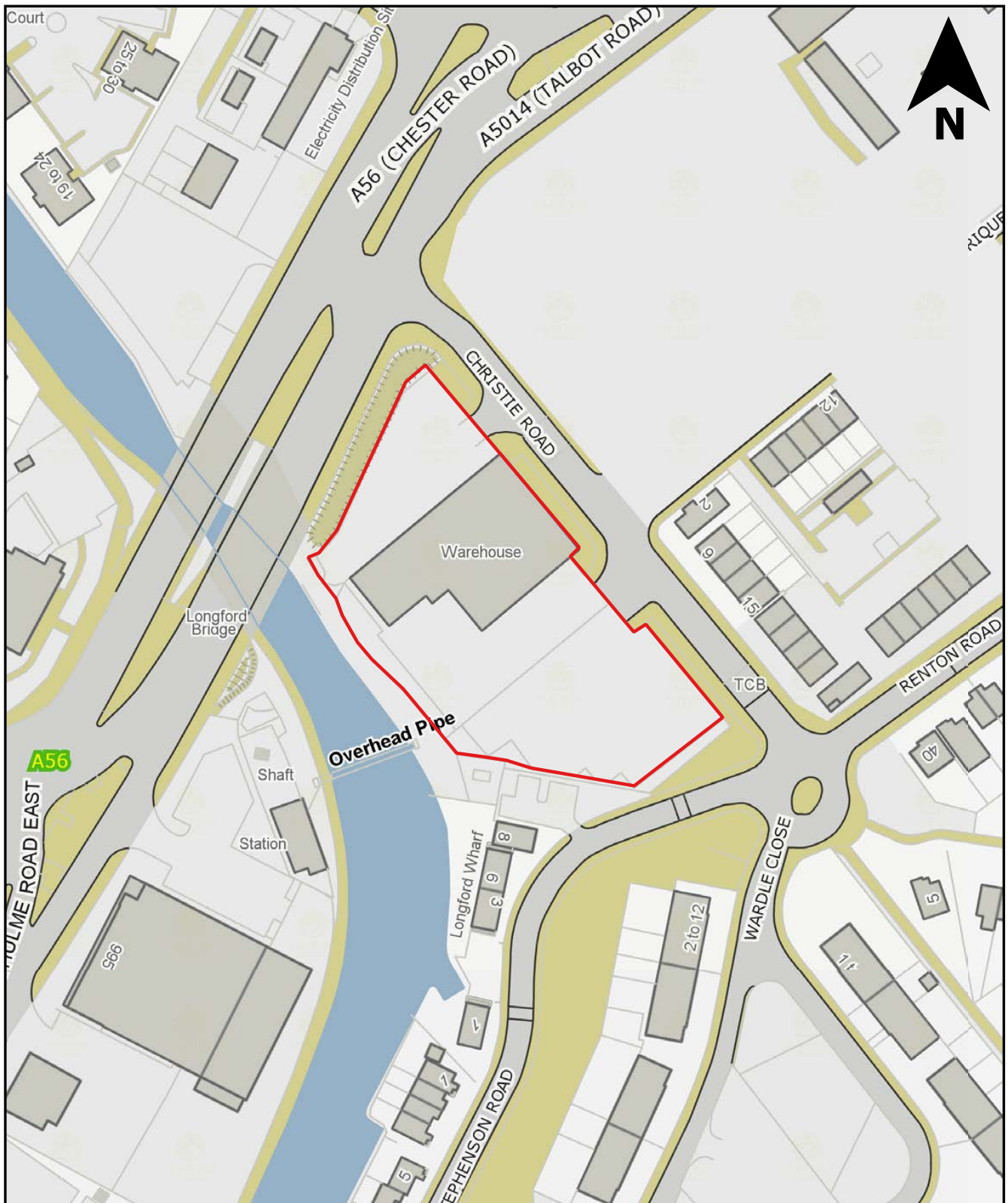
Achievability

The site is located in a desirable location opposite new high quality residential scheme and near the CQAAP, an area of significant market interest and viability for new high quality residential development. The site is achievable.

Other Comments

Full application for the demolition of building and erection of 67no. affordable dwellings, comprising 62no. apartments and 5no. houses, and associated works submitted July 2022. Principle of housing acceptable but discussions ongoing in relation to design of development. Awaiting determination.

Christie Road, Stretford 2837



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Identified on Brownfield Register
Site Address	39 TALBOT ROAD
SHLAA Site Ref (if known)	N/A
Number of Dwellings Deliverable in 5 years	56
Landowner/ Developer	Derwent Development Management Ltd
Public Funding/ Investment	No
Site Context	Priority Area for Regeneration – Old Trafford

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	The Council is working proactively with the landowner/ developer to bring forward an appropriate residential scheme on the site.
Planning Performance Agreement (PPA)	N/A

Progress Towards Submission of an Application

Date of Expected Application(s)	2023/2024
Date of Expected Determination(s)	2023/2024
Anticipated Start	2024/2025
Phasing	Single phase
Anticipated Completion	2025/2026
Site Assessment Work	Carried out as part of application 94483/FUL/18.
Other Relevant Information	Previous application for the erection of 11 storey building comprising 156 apartments, means of access and associated works, withdrawn May 2020.

Suitability

Brownfield site in residential area, within a 5 minute walk of Trafford Bar tram stop. Sensitive residential development could take place without adverse impacts on the natural environment, built environment (including heritage assets), or local amenity. The site is suitable for residential development.

Availability

The site is in single ownership and is actively being promoted for residential development through the planning system. The site is available.

Achievability

The site is located within the CQAAP, an area of significant market interest and viability for new high quality residential development. Previous scheme was viable. The site is achievable.

Other Comments

Whilst significant constraints to the site have been identified, a revised and more appropriate residential scheme is anticipated to be submitted soon. The landowner/ developer confirmed during the course of CQAAP Examination I Public, that the site would be delivered within 5 years.

Site Details

NPPF Annex 2 – Category B Sub-Category	B. Identified on Brownfield Register
Site Address	CURZON CINEMA, URMSTON
SHLAA Site Ref (if known)	2840
Number of Dwellings Deliverable in 5 years	42
Landowner/ Developer	Rayner Rowen Developments Ltd
Public Funding/ Investment	No
Site Context	Site located within/ in close proximity to Local and Neighbourhood Centres

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	Pre-application discussions have been held and an application is due to be submitted imminently.
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	End December 2022
Date of Expected Determination(s)	June 2023
Anticipated Start	2024
Phasing	Single phase
Anticipated Completion	2024/2025
Site Assessment Work	Desk top SI undertaken, intrusive SI to be undertaken for planning application. Structural façade retention work currently being undertaken.
Other Relevant Information	

Suitability

Underutilised brownfield site in a sustainable location, 10-15 minute walk from Chassen Road and Urmston train stations. Predominantly residential area. The site is suitable for residential development.

Availability

The site is in single ownership and is actively being promoted for residential development through the planning system. The site is available.

Achievability

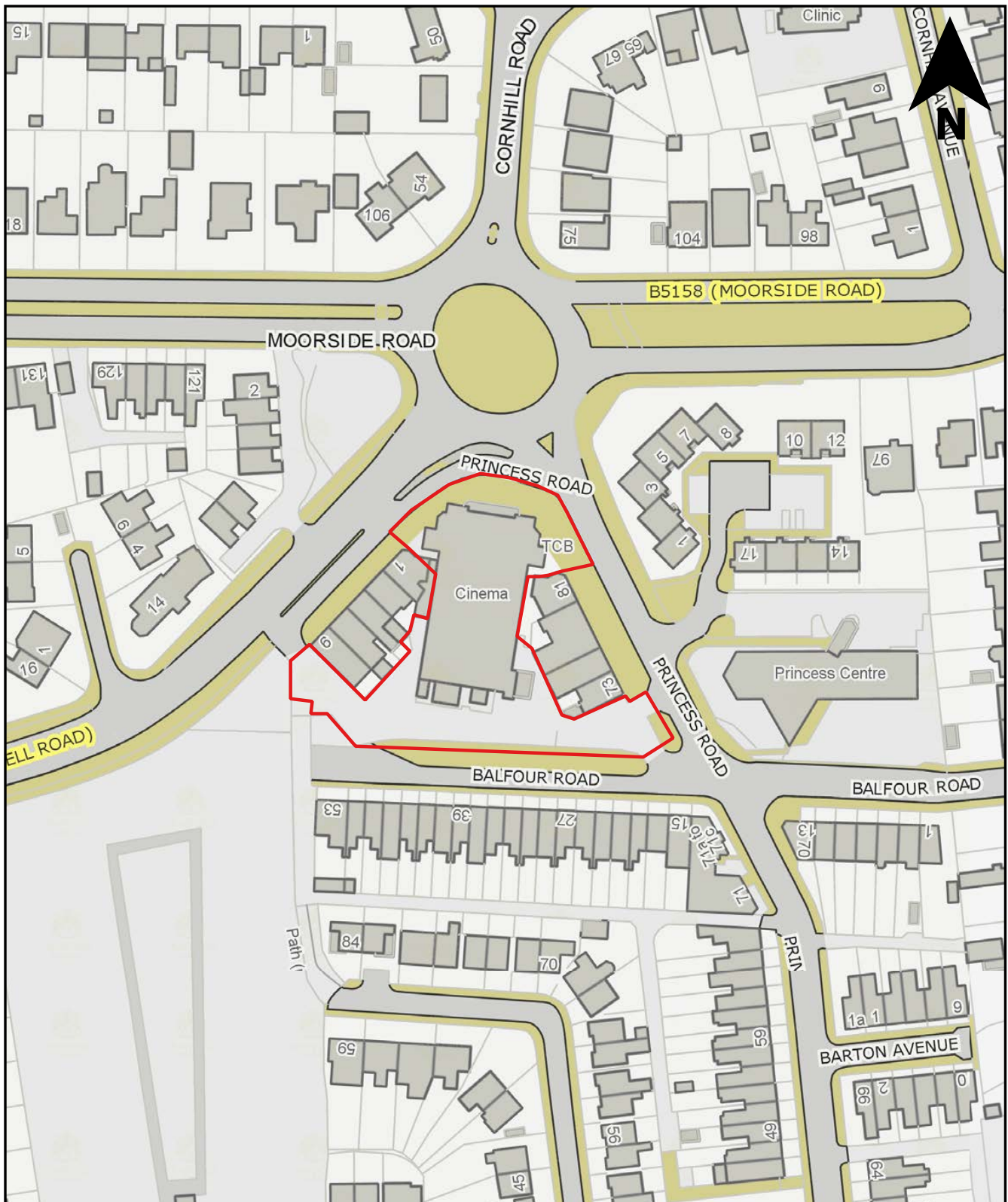
Working with Southway RP who will fund and ultimately dispose of completed units on Shared Ownership basis. The site is achievable.

Other Comments

Significant work already undertaken. Telecom masts vacant possession provisions June 2023. Initial designs completed now subject to end user engagement. Design changes should be internal layouts predominantly. Party Wall and neighbourly matters currently being assessed. Full Design team appointed and working up proposals.

Curzon Cinema, Urmston

2840



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Identified on Brownfield Register
Site Address	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU
SHLAA Site Ref (if known)	1503
Number of Dwellings Deliverable in 5 years	40
Landowner/ Developer	Private Developer
Public Funding/ Investment	No
Site Context	Site located within a Priority Area for Regeneration – Old Trafford

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	N/A
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	2023
Date of Expected Determination(s)	2023/2024
Anticipated Start	2024/2025
Phasing	Not yet known
Anticipated Completion	2026/2027
Site Assessment Work	Not yet known
Other Relevant Information	

Suitability

Sustainably located vacant, brownfield site. Residential development could take place without adverse impacts on the natural environment, built environment (including heritage assets), or local amenity. The site is suitable for residential development.

Availability

The site has been vacated and sold to a private developer. The site is available.

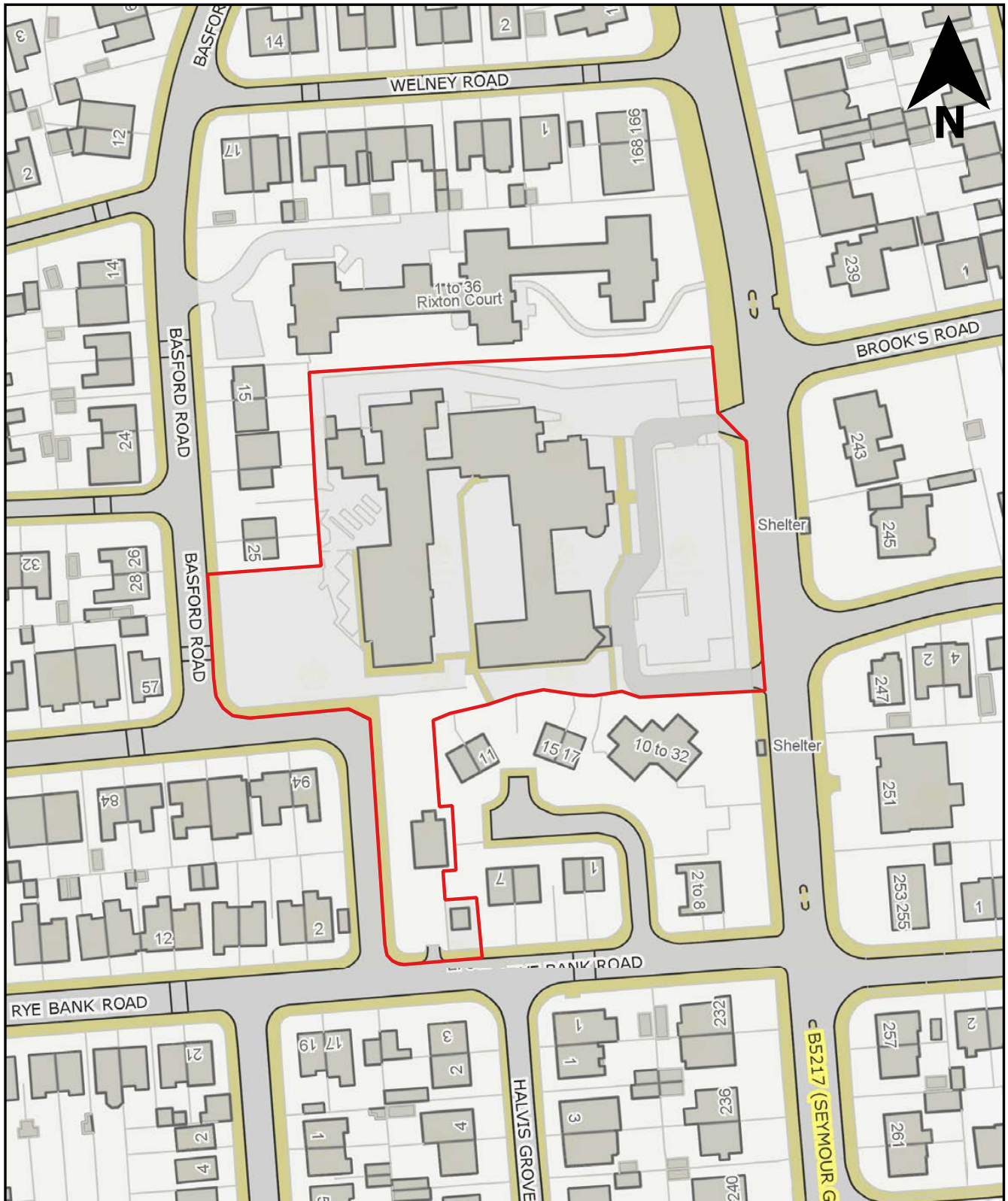
Achievability

The site is located in a residential area and near the CQAAP, an area of significant market interest and viability for new high quality residential development. The site is achievable.

Other Comments

Pre-application discussions have established the principle of residential development. Reasonable prospect of the site coming forward now it is owned by a private developer. Parts of the site have previously been redeveloped for residential over the years.

Stretford Memorial Hospital, M16 0DU 1503



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Site Details

NPPF Annex 2 – Category B Sub-Category	B. Other
Site Address	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON
SHLAA Site Ref (if known)	1510
Number of Dwellings Deliverable in 5 years	43
Landowner/ Developer	Trafford Council
Public Funding/ Investment	The scheme is part of the Council's investment and development programme.
Site Context	Site located within the Priority Regeneration Area for Partington

Current Planning Status

Type of Planning Permission	No Planning Permission
Number of Approved Dwellings	N/A
Number of Dwellings Remaining to be Built on Site	N/A
Progress towards Approving Application or Reserved Matters	N/A
Planning Performance Agreement (PPA)	No

Progress Towards Submission of an Application

Date of Expected Application(s)	2024
Date of Expected Determination(s)	2024
Anticipated Start	2024/2025
Phasing	Single phase
Anticipated Completion	2025/2026
Site Assessment Work	Underway
Other Relevant Information	

Suitability

The vacant site is close to Partington Shopping Centre offering local good and services. Residential development could take place without adverse impacts on the natural environment, built environment (including heritage assets), or local amenity. The site is suitable for residential development.

Availability

The site is owned by Trafford Council and is actively being promoted for residential development through the planning system. The site is available.

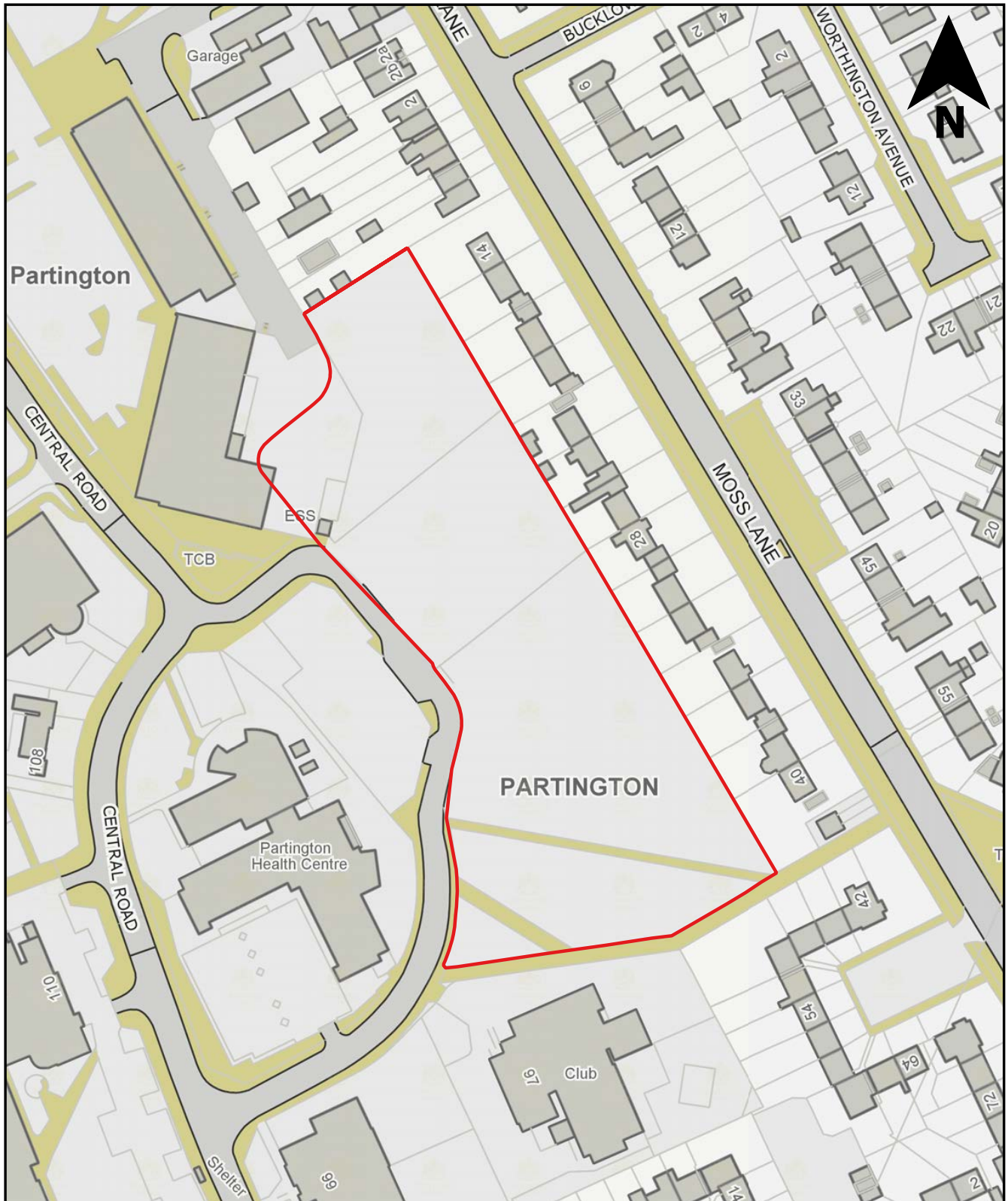
Achievability

The site is on Council's development and investment programme and work is underway to bring it forward for development. The site is achievable.

Other Comments

Detailed pre-application discussions have taken place with the Planning Service and an architect has been appointed. Scheme acceptable in principle for a mix of market and affordable. Pre-application discussions have taken place and community consultation is planned. Discussions taking place with Registered Providers before further design development.

Land East of Partington Shopping Centre 1510



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