

TRAFFORD – CIVIC QUARTER AAP

IMPLEMENTATION AND WINDFALL NOTE

1. The Trajectory includes a windfall allowance of 160 pa for “windfall” each 5 years or 26 per annum. As explained this includes sites not yet identified which may come forward in the SHLAA or the Trajectory and other sites which may come forward at a higher density than assumed.
2. On the latter, the Masterplan generally assumes 170 d/ha.
3. The following figures for approved or emerging sites show that this can be significantly exceeded on detailed design in appropriate circumstances:
 - a. Botanical House – planning permission granted - The proposed development has a density of circa 550 dph, when looking at the residential area of the application site in isolation from the site of the existing Villa (0.27 ha) which will provide office accommodation. When looked at as a whole with the Villa (0.313 ha), the site has a density of circa 475 dph.
 - b. MKM 733 dph (88 units on a site of 0.12ha)
 - c. Warwickgate House 202 dph (83 units on 0.41ha)
 - d. Bowden Court 128 dph (64 units on 0.5ha)
 - e. 86 Talbot Rd 310 dph
4. Around 1100 units in the Trajectory are based on the MP 170 assumption.
5. There is therefore considered to be considerable scope for the figures in the trajectory based on the MP 170 to be significantly exceeded on some sites in a design and context led application.
6. In terms of unidentified sites, there is no specific windfall data for SL3 or the AAP but across Trafford as a whole there is a history of significant windfalls- in the period 2015 – 2020 Trafford had on average 65 windfalls per annum. It is considered that transformational change will incentivise smaller sites to come forward.

Sites Promoted via call for sites

7. In answer to a subsidiary question, the following sites were promoted in the Local Plan process and call for sites:
 - a. White City Retail Park – submitted for residential
 - b. Bingo 3000, Chester Road – submitted for residential
 - c. 17-19 Talbot Road - submitted for residential
 - d. 39 Talbot Road - submitted for residential
 - e. Former B&Q - submitted for residential

f. 97 Talbot Road (British Gas) – submitted for residential