



# Trafford Employment Land Study:

## Review of the Employment Land Supply Portfolio

September 2010

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SOMALI

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URDU

## **1 – Introduction**

1.1 The Trafford Employment Land Study (May 2009) presented the Council with an estimate of the likely future extent of demand for employment development land across the Borough over the period to 2026 and an appraisal of the supply of land potentially suitable and available to accommodate that demand over that period.

1.2 The purpose of this short review document is to update the suitable and available land supply data set out in Tables 22, 23 and 24 of Section 7 of the Study Report to a September 2010 base to assist the Core Strategy preparation process as it moves towards the completion of the Submission version of the Strategy.

1.3 The review has been undertaken to revise and update the planning and development status of the sites listed in the three tables to take account of the passage of time and the alterations that have been made to the policies of the emerging Core Strategy

1.4 The opportunity has been taken to add new sites to the tables that have come forward through the development management process and on-site survey work.

1.5 This note also seeks to demonstrate how the figures for the proposed supply of land for new employment development as set out in Policy W1 of the Core Strategy have been derived and can be justified

## **2 – Summary of the 2009 Report Land Supply Findings**

2.1 The 2009 report identified a current and potential employment sites supply of some 284 hectares (701 acres) of land – 185 hectares (456 acres) of which was identified (in Table 22) as the base supply of land available to meet the future employment development needs of the Borough – and 99 hectares (245 acres) identified (in Table 23) as not readily available for development but to be retained as a potential additional source of supply to meet the future employment or mixed employment/other use development needs of the Borough.

2.2 In addition to the above some 9.6 hectares (23.7 acres) of land were recorded as being in the process of developed for employment purposes.

2.3 Three areas of land (at Carrington C, Dairyhouse Lane and Davenport Green) covering 99 hectares (245 acres) of land were identified (in Table 24) for removal from the land supply.

## **3 – 2010 Assessment of the 2009 Report Land Supply Findings**

3.1 The areas of land identified in Tables 22, 23 and 24 of the report have been reviewed and notes made of the changes that have come about as a result of activity in the development management (planning application) and/or strategic planning (LDF Core Strategy preparation) processes and/or changes to the status of the site (e.g. physical or market changes). The changes identified and the consequent effect

on the positioning of each piece of land in the three report tables are recorded (area by area) in the schedule attached at Appendix A.

3.2 The areas of land that have been granted planning permission for new employment development or been cleared and made available for new development or brought forward in the emerging Core Strategy, and not previously recorded in the three report tables, are listed in the schedule attached at Appendix B.

3.3 The schedules attached at Appendix C presents the resultant updated land supply position in table 22 and 23 terms.

3.4 In summary the current and potential employment sites supply position is as follows:-

- i) An overall supply of 296 hectares (732 acres) of land – of which,
- ii) 240 hectares (592 acres) is identified (in Table 22) as the base supply of land available to meet the future employment development needs of the Borough, and,
- iii) 56 hectares (139 acres) is identified (in Table 23) as not readily available for development but to be retained as a potential additional source of supply to meet the future employment or mixed employment/other use development needs of the Borough;
- iv) One area of land (at Davenport Green) remains identified for removal from the land supply.

In broad area terms the distribution of this employment land supply is as follows: -

Area	Table 22 Available Supply		Table 23 Potential Supply	
	Sites	Land Area	Sites	Land Area
Trafford Park Area	20	31.1	5	45.0
Old Trafford Area	4	14.5	4	1.8
Carrington Area	4	189.5	Nil	Nil
Altrincham/Broadheath Area	2	4.6	5	9.6
<b>All Areas Total Supply</b>	<b>30</b>	<b>239.7</b>	<b>14</b>	<b>56.4</b>

3.5 The schedule attached Appendix D lists the sites recorded as being under development at the time of the assessment – in summary some 27 hectares (66 acres) of land on five sites – three located within Trafford Park – one in Old Trafford – and one in Carrington.

#### **4 – Summary of 2010 Employment Land Supply Position**

4.1 Overall the 2010 update assessment has identified a current available and potential employment sites supply some 12 hectares (30 acres) greater than the amount identified in the 2009 report.

4.2 The current available supply identified in 2010 is assessed to be some 55 hectares (136 acres) greater than the amount identified in the 2009 report. The

potential supply to be retained or considered for mixed-use development is assessed to be some 43 hectares (105 acres) less than the amount identified in the 2009 report.

4.3 This overall change to the available and potential land supply of land has resulted in the main from changes in the assessment of the amount identified and proposed for development in Carrington.

Area	Table 22 Available Supply		Table 23 Potential Supply	
	Sites	Land Area	Sites	Land Area
2009 Report Findings	31	184.7	19	99.1
2010 Update Findings	30	239.7	14	56.4
<b>2009 – 2010 Difference</b>	<b>- 1</b>	<b>+ 55.0</b>	<b>- 5</b>	<b>- 42.7</b>

4.4 In terms of the area distribution of the supply – the comparison of the 2010 update assessment findings with those of the 2009 report is illustrated in the two tables below.

4.5 In so far as the current available supply is concerned the 2010 update distribution remains focussed on the Trafford Park and Carrington areas with a modest (though slightly larger) focus in the Old Trafford and Altrincham/Broadheath areas.

Area	2009 Study Available Supply		2010 Update Available Supply	
	Sites	Land Area	Sites	Land Area
Trafford Park Area	19	27.8	20	31.1
Old Trafford Area	4	7.2	4	14.5
Carrington Area	6	147.0	4	189.5
Altrincham/Broadheath Area	2	2.7	2	4.6
<b>All Areas Total Available Supply</b>	<b>31</b>	<b>184.7</b>	<b>30</b>	<b>239.7</b>

4.6 The reduced potential supply of land to be retained or considered for mixed-use development identified in the 2010 update assessment is now focussed in the Trafford Park and Altrincham/Broadheath areas.

Area	2009 Study Potential Supply		2010 Update Potential Supply	
	Sites	Land Area	Sites	Land Area
Trafford Park Area	5	29.3	5	45.0
Old Trafford Area	3	1.5	4	1.8
Carrington Area	3	58.3	Nil	Nil
Altrincham/Broadheath Area	8	10.0	5	9.6
<b>All Areas Total Potential Supply</b>	<b>19</b>	<b>99.1</b>	<b>14</b>	<b>56.4</b>

## 5 – Relationship between 2010 Employment Land Supply and Core Strategy Policy W1

5.1 The section seeks to demonstrate how the figures for the proposed supply of land for new employment development as set out in Policy W1 of the Core Strategy have been derived and can be justified.

5.2 The table below sets out the above data in terms the employment locations across the Borough as described in Table W1 LDF Core Strategy Policy W1 alongside the gross employment land area in each location and amount of land that has been developed in each location over the last decade and the land supply proposed in each location in Policy W1.

NOTE – For the sake of completeness the sites currently under construction listed in Appendix D are included in the available land supply column

5.3 The proposed land supply for each location is a function of how much land could be available in this location, the historic amount of employment land that has been developed and the current amount of land that is actually available.

Location	Total Employment Land Area (Ha)	Employment Land Developed 1998 - 2010	Land Supply		Core Strategy Proposed Land Supply
			Available (+ U/C Sites)	Potential	
Pomona	15	Nil	11.3	Nil	10
Wharfside	85	11.1	5.1	Nil	10
Trafford Park	560	117.8	29.2	1.7	55
Trafford Centre	200	2.3	3.8	43.3	15
Carrington	390	3.7	205.2	Nil	75
Broadheath	55	9.8	3.2	7.1	10
Town Centres	85	2.5	Nil	2.5	5
Elsewhere	55	13.7	8.6	1.8	10
<b>All Locations</b>	<b>1,445</b>	<b>160.9</b>	<b>266.4</b>	<b>56.4</b>	<b>190</b>

5.4 An explanation as to how the proposed land supply figure for each employment location has been derived is set out below:

**Pomona Island** is a large cleared site within the Regional Centre that is unused and immediately available for development. Although part of the site has an extant planning permission for housing, Core Strategy policy SL1 is clear that the main use of the site is to be for employment and leisure development and as most of the site is

clearly available for such uses, a proposed figure of 10ha for employment uses is considered to be reasonable, sustainable and deliverable.

**Trafford Wharfside** is a large area of mixed employment uses forming the eastern portion of Trafford Park. Although much of the land is in active and established employment use, past development rates indicate a healthy turnover and recycling of employment land. This is reflected in the fact that 5.1ha of land in this location is currently available so it is reasonable to assume over the next 15 years, 10 hectares of land could come forward for development/redevelopment. This figure is lower than the historical rate of development at Wharfside and is only 4.9ha above what is currently available.

**Trafford Park Core** is a substantial area of dedicated employment land which has seen large amounts of employment development and recycling of land for employment uses over the last hundred years. It has changed massively in that time and will continue to evolve as market requirements change. Even over just the last ten years, 21% of all the land in Trafford Park has been recycled for employment uses and there is currently 31 hectares of land available or with potential for development. It is therefore very reasonable to assume that 55 hectares of employment land (which could include the 31ha already available) could come forward over the next 15 years.

**Trafford Centre Rectangle** is a mixed area of employment, retail, leisure and proposed residential uses. Although there has been limited employment land development over the last 10 years (just 2.3 hectares or 1% of the total area), there are currently 4 hectares of land available for development (the committed Kratos office development site), 23 hectares of vacant land and 20 hectares of currently developed land with potential for redevelopment. Therefore a proposed figure of 15 hectares of employment land to come forward over the next 15 years is achievable given the current high level of employment land supply.

**Carrington** is a large area of brownfield land that was largely in industrial use and has the potential for a significant amount of it to be recycled for employment uses. Although, in recent history there has been little development activity, the level of current employment land supply is very high (205 hectares). It is felt that a proposed land supply of 75 hectares of employment development in Carrington over the next 15 years is a reasonable balance between the historically low rate of development and the current substantial level of supply.

**Broadheath** is, along with Trafford Park, one of the older employment areas in the Borough although unlike Trafford Park it tends to serve a more local market. Recent development in this location has been significant though, with 18% (or 9.8 hectares) of land being recycled for employment uses. There are currently 3 hectares of land available for development and 7 hectares with potential for development. A proposed figure of 10 hectares of further employment development in Broadheath over the next 15 years is felt to be consistent with past development rates and current supply.

The main focus for development in the borough's **town centres** has historically been for retail and leisure uses and it is appropriate to propose that this will be the case in the future. However, there will be a role for some employment development in the town centres although this will almost exclusively be B1 office development which has a lower land take than other forms of employment development. Although over the past ten years there has only been 2.2 hectares of land in town centres developed for employment uses and there is currently no land available, there is a modest amount of land with potential for development and therefore it is appropriate

to propose that 5 hectares of land should come forward in town centres over the next 15 years. There is clear national policy guidance that uses such as B1 office development should be focused in town centres so it is right that a relatively high figure is proposed.

Employment locations **elsewhere** in Trafford cover a wide range of small industrial estates across Trafford and it is reasonable to assume that some of the land here could be recycled for employment uses. There has been a significant amount of employment land developed in these locations over the last 10 years (13.6 hectares) and there is a good current level of supply (9 hectares) and 2 hectares of land with potential for development so it is reasonable to propose that 10 hectares of land (which could include the land currently available) could come forward over the next 10 years.

5.5 The total amount of land proposed for employment uses over the next 15 years - 190 hectares or 13 hectares per year - is realistic in that it is more than covered by the current level of supply (267 hectares) and is consistent with recent development rates (approximately 15 hectares per year).





**Annex A**

**2010 Assessment of the 2009 Report Land Supply Sites**

**Update Information for Sites Recorded in Study Tables 22, 23 and 24**



**Trafford Park Area Sites**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>	<b>Current ELS Site Type</b>	<b>Current ELS Status</b>	<b>Update Data</b>	<b>Proposed ELS Status</b>
70125	Victoria Warehouse Site	0.40	Cleared Employment PDL	T22 Land Supply	Site remains vacant and cleared.	Retain in the T22 Land Supply
72066/02	Southbank Site	2.30	Cleared Employment PDL	T22 Land Supply	Site remains vacant and cleared. New pedestrian bridge link to Mediacity:UK currently under construction.	Retain in the T22 Land Supply
70026	Warren Bruce Road	0.62	Cleared Employment PDL	T22 Land Supply	The site remains vacant and cleared. Full planning permission for B1 office development expires in September 2010.	Retain in the T22 Land Supply
72079	Electric Park Site	2.33	Cleared Employment PDL	T22 Land Supply	The site remains vacant and cleared. Council minded to grant planning permission to extend the time limit for implementation of a previously approved (June 2005) B1, B2, B8 employment development scheme (May 2010).	Retain in the T22 Land Supply
72117	Waterside Site	0.74	Cleared Employment PDL	T22 Land Supply	Site remains vacant and cleared.	Retain in the T22 Land Supply
70129	Ashburton Road W	1.88	Cleared Employment PDL	T22 Land Supply	The site remains vacant and cleared. Council minded to grant full planning permission for B1 office development on the site (November 2007).	Retain in the T22 Land Supply
72073/01	Twining Road	1.28	Cleared Employment PDL	T22 Land Supply	Part of site in use as car hire depot. Part of the remainder of the site appears to be in partial use as a lorry/vehicle park. Some site	Retain in the T22 Land Supply

					excavation works also appear to be in hand.	
72103	Trinity Business Park Site	0.75	Cleared Employment PDL	T22 Land Supply	Full planning permission for industrial unit development granted in May 2008. Two road frontage units have been built to date. The rest of the site appears available.	Retain in the T22 Land Supply with Reduced Site Area
72101	Guinness Circle Site	0.31	Cleared Employment PDL	T22 Land Supply	The site forms an area of hard-standing area currently used by the adjoining warehouse units.	Discount from the Land Supply
72116	Bridgewater Canal	3.90	Part Cleared/ Uncleared Employment PDL	T22 Land Supply	The site appears to be part of the hard-standing area associated with the adjoining warehouse unit which is currently also vacant.	Retain in the T22 Land Supply with Increased Site Area
72118	Nash Road Site	0.70	Uncleared Employment PDL	T22 Land Supply	The site now appears to be occupied.	Discount from the T22 Land Supply
72114	Nash Road Site	0.95	Cleared Employment PDL	T22 Land Supply	The site remains vacant and cleared.	Retain in the T22 Land Supply
72119	Nash Road Site	0.37	Cleared Employment PDL	T22 Land Supply	The site remains vacant and cleared.	Retain in the T22 Land Supply
72006	Thompson Road	1.32	Uncleared Employment PDL	T22 Land Supply	The site now appears to be occupied.	Discount from the T22 Land Supply
70025	Victoria Warehouse	1.03	Uncleared Employment PDL	T22 Land Supply	The site remains vacant and uncleared.	Retain in the T22 Land Supply
70131	Mosley Road Site	3.70	Cleared Employment PDL	T22 Land Supply	Site is now vacant and cleared. Full planning permission for B1, B2, B8 development granted in November 2007.	Retain in the T22 Land Supply
72094	Kratos Site	3.78	Cleared Employment PDL	T22 Land Supply	The site is now vacant and cleared. Outline planning permission granted in September 2009 for B1 office development on a	Retain in the T22 Land Supply with amended site area (as per H/OUT/70189)

					larger site than originally recorded.	
72122	Land Rear of the Argos Site	2.36	Uncleared Employment PDL	T22 Land Supply	The site has been developed for car park use to serve the adjoining Museum of Museums.	Discount from the T22 Land Supply
72113	Nash Road Site	1.90	Uncleared Employment PDL	T22 Land Supply	The site appears to be occupied.	Discount from the T22 Land Supply
72122	Argos Site	7.54	Uncleared Employment PDL	T23 Retained Supply	The site building has been converted for use as a museum.	Discount from the T23 Land Supply
72123	Container Base	10.90	Uncleared Employment PDL	T23 Retained Supply	The site is currently occupied and not immediately available as part of the land supply.	Retain in the T23 Potential Future Supply
72121	Taylor Road Site	4.03	Uncleared Employment PDL	T23 Retained Supply	The site is currently occupied and not immediately available as part of the land supply.	Retain in the T23 Potential Future Supply
72120	Bridgewater Centre	5.14	Uncleared Employment PDL	T23 Retained Supply	The site is currently occupied and not immediately available as part of the land supply.	Retain in the T23 Potential Future Supply
72115	Ashburton Road W	1.65	Uncleared Employment PDL	T23 Retained Supply	The site is currently occupied and not immediately available as part of the land supply.	Retain in the T23 Potential Future Supply

**Old Trafford Area Sites**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>	<b>Current ELS Site Type</b>	<b>Current ELS Status</b>	<b>Update Data</b>	<b>Proposed ELS Status</b>
62017	Elsinore Road	4.00	Cleared Employment PDL	T22 Land Supply	The site is currently under development to create a new Metrolink Depot.	Include in Under Construction Land Supply
60021	Talbot Road Site	0.35	Cleared Employment PDL	T22 Land Supply	Site now a cleared PDL site. Full planning permission for B1 office development expires September 2010.	Retain in the T22 Land Supply.
62126	Bakemark Site	2.48	Uncleared Employment PDL	T22 Land Supply	The site is now partly vacant and uncleared.	Retain in the T22 Land Supply.
60022	Warwick Road South Site	0.37	Uncleared Employment PDL	T22 Land Supply	The site remains vacant and uncleared. Full planning permission for mixed housing/B1 office development on the southern part of the site expired April 2010.	Retain in the T22 Land Supply
60012	Trafford Press Site	0.60	Cleared Employment PDL	T23 Retained Supply	Some development work to implement the mixed housing/commercial planning permission has been undertaken on site. Construction activity, however, has ceased at foundation/basic steel-work level.	Retain in the T23 Potential Future Supply
60020	Chester Road Site	0.25	Uncleared Employment PDL	T23 Retained Supply	The site in use as car park for the Chester Road frontage properties.	Discount from the T23 Land Supply
60027	Northumberland Road Site	0.68	Cleared Employment PDL	T23 Retained Supply	The site is now vacant and cleared. No development activity currently on site.	Retain in the T23 Potential Future Supply

**Carrington Area Sites**

Site Ref	Site Name	Site Area	Current ELS Site Type	Current ELS Status	Update Data	Proposed ELS Status
32013/04	BP Terminal Site	15.75	Cleared Employment PDL	T22 Land Supply	Full planning permission for the development of a recycled paper mill (for SAICA) on a reduced area of land in this location granted December 2008. Construction of the development has commenced.	Add to the Under Construction Land Supply
32013/03	BP Terminal Site	See above	Cleared Employment PDL	T22 Land Supply	Now incorporated in site 32013/04 above.	See Site 32013/04 above.
32019	Gas Works Site	26.70	Cleared Employment PDL	T22 Land Supply	The Council (in June 2010) resolved that it is minded to grant outline planning permission for B1, B2, B8 employment estate development on the site.	Retain in the T22 Land Supply with revised site area (as per H/OUT/71194)
32020	Power Station 1 Site	18.36	Cleared Employment PDL	T22 Land Supply	Deemed consent for an 860 MW gas fired power station on a revised site in this location notified in February 2008.	Retain in the T22 Land Supply with revised site area (as per H/CIR/67818)
32012/01	Carrington North - Power Station 2 Site	35.50	Cleared Employment PDL	T22 Land Supply	Deemed consent for a 1520 MW gas fired power station on this site notified in March 2010.	Retain in the T22 Land Supply with revised site area (as per H/CIR/71257)
32132	Shell Carrington A Site	108.90	Part Cleared/ Uncleared Employment PDL/Part Green-field	T22 Land Supply	The totality of the non Green Belt Shell owned land south of Manchester Road is now proposed for development as a strategic mixed housing and employment	Retain in the T22 Land Supply with revised site area.



					development location (see the LDF Core Strategy Strategic Location SL5). The total land area currently estimated to be available for development amounts to 171.1 hectares. The site is now partly vacant and cleared.	
32005	Business Park Site	See above	Green-field	T23 Retained Supply	UDP Proposal E7 Main Industrial Area employment allocation. Incorporated in site 32123 above.	See Site 32132 above.
32008	Shell Works Site	See above	Green-field	T23 Retained Supply	UDP Proposal E7 Main Industrial Area employment allocation. Incorporated in site 32123 above.	See Site 32132 above.
32132	Shell Carrington B Site	See above	Uncleared Employment PDL	T23 Retained Supply	Now incorporated in site 32132 above.	See Site 32132 above.
32132	Shell Carrington C Site	59.6	Green-field	T24 Release	UDP Proposal C8 Protected Open Land	Discount from the Land Supply

**Altrincham/Broadheath/Hale Area Sites**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>	<b>Current ELS Site Type</b>	<b>Current ELS Status</b>	<b>Update Data</b>	<b>Proposed ELS Status</b>
10039	Bayer Site	1.45	Uncleared Employment PDL	T22 Land Supply	Outline planning permission for mixed A3/B1/C1 use development of the site expired in January 2010. The site remains vacant and uncleared.	Retain in the T22 Land Supply with revised site area (as per H/68678).
10133	Altair Site	2.50	Uncleared Employment PDL	T22 Land Supply	Outline planning permission for a revised mixed use (A1, A3-5, B1, C1, D2) development (on a smaller site than previously approved in August 2008) granted in February 2010.	Retain in the T23 Mixed Use Potential Future Supply with revised site area (as per 74390/0/2009).
10133	Altair Site	See above	Uncleared Employment PDL	T23 Retained Supply	Now incorporated in site 10133 above.	See Site 10133 above.
10046	Hartington Road	0.29	Uncleared Employment PDL	T23 Retained Supply	Outline planning permission for B1 office development of the site expired in June 2008. The site is currently occupied.	Discount from the Land Supply
12048	Skelton Road	0.28	Uncleared Employment PDL	T23 Retained Supply	Outline planning permission for B2 industrial development of the site expired in March 2009. The site is currently occupied.	Discount from the Land Supply
12127	Deansgate Lane	0.87	Uncleared Employment PDL	T23 Retained Supply	No extant planning permission exists for the redevelopment of the site for employment use. Pre-application discussions concerning the residential redevelopment of the site have taken place. The site is currently occupied.	Discount from the Land Supply
10021	Bridge Works Site	0.30	Uncleared Employment PDL	T23 Mixed Use	Full planning permission for B1 office development	Retain in the T23 Mixed Use Potential

				Supply	of the site expired in June 2009. Full permission for housing development of the site expired in February 2009. The site remains vacant and uncleared.	Future Supply
12128	Linotype Works Site	4.95	Uncleared Employment PDL	T23 Mixed Use Supply	An outline planning application for mixed residential/A1-3/B1/D1-2 use on 1.42 ha of adjoining land is currently in abeyance. The site is currently occupied by several local businesses. Redevelopment substantially for residential use possible.	Retain in the T23 Mixed Use Potential Future Supply
12020	Craven Road	0.83	Uncleared Employment PDL	T23 Mixed Use Supply	The site has recently been developed for B2 employment use.	Discount from the Land Supply
10040	Atlantic Street	0.52	Uncleared Employment PDL	T23 Retained Supply	Full planning permission for B1 office development of the site has expired (May 2007). The site is currently occupied.	Discount from the Land Supply
12015	Dairyhouse Lane	3.20	Green-field	T24 Release	Positive and detailed discussions to bring about the release of this UDP Proposal E7 Main Industrial Area employment site for use by an established Broadheath business looking to expand are well in hand.	Retain in the T22 Land Supply
42002	Davenport Green	36.40	Green-field	T24 Release	The UDP employment use of this site is proposed for deletion from the new LDF development plan for the Borough.	Discount from the Land Supply

**Annex B**

**2010 Additional Sites to be Included in the 2010 Land Supply**

**Trafford Park Area Sites**

Site Ref	Site Name	Site Area	ELS Site Type	Site Data	ELS Table Status
70132	MUFC North Road Site Trafford Park	0.62	Uncleared Employment PDL	The Council has resolved to grant full planning permission for B1 office development on the site (H/70234).	Add to the T22 Land Supply
72068	Trafford Park Bakery Site Ashburton Road West Trafford Park	0.52	Uncleared Employment PDL	Full planning permission granted for existing B1 office refurbishment and extension in January 2008 (H/68207).	Add to the T22 Land Supply
72124	Viridor Blagden Site, Nash Road Trafford Park	2.29	Cleared Employment PDL	The Council resolved in June 2009 to grant full planning permission for the development of a waste treatment facility on the site (H/71168). Construction of the new facility has commenced.	Include in Under Construction Land Supply
72125	Blagden Site, Nash Road Trafford Park	1.40	Cleared Employment PDL	Vacant cleared site adjoining the proposed waste treatment facility site.	Add to the T22 Land Supply
72126	SCA Hygiene Products Site, Trafford Park Road Trafford Park	3.90	Uncleared Employment PDL	The Council resolved in November 2009 to grant outline planning permission for the redevelopment of the site for warehouse use (H/71812). Construction of new building has commenced.	Include in Under Construction Land Supply
72127	B & M Site, Europa Gate Trafford Park	0.84	Uncleared Employment PDL	The Council resolved in February 2010 to grant full planning permission for the redevelopment of the site for a waste paper/plastics collection facility (74159). Occupation of the site has commenced.	Include in Under Construction Land Supply
72128	Kellogg Site, Mosley Road Trafford Park	2.10	Cleared Employment PDL	Vacant cleared site advertised as available for development.	Add to the T22 Land Supply
	Trafford Quays Site, Redclyffe Road Trafford Park	23.25	Green-field Site	Site proposed for mixed housing and commercial development over the period to 2026 and beyond in the LDF Core Strategy (Strategic Location SL4). The site is vacant.	Add to the T23 Mixed Use Potential Future Supply
	Ashburton Road Trafford Park	1.70	Cleared Employment PDL	Vacant cleared site advertised as available for development.	Add to the T22 Land Supply
	John Gilbert Way	0.70	Cleared	Vacant cleared site	Add to the

	Trafford Park		Employment PDL	advertised as available for development.	T22 Land Supply
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#### Old Trafford Area Sites

Site Ref	Site Name	Site Area	ELS Site Type	Site Data	ELS Table Status
60028	Petrol Station Site, Chester Road Old Trafford	0.24	Uncleared Employment PDL	The Council resolved in December 2009 to grant full planning permission for mixed housing, office, retail development on the site (H/69449). The site is currently vacant and uncleared.	Add to the T23 Mixed Use Potential Future Supply
62018	Empress Mill Site, Wright Street Old Trafford	0.24	Uncleared Employment PDL	The Council resolved in May 2009 to grant full planning permission for mixed housing, industrial, retail development on the site (H/68036). The site is currently vacant and uncleared.	Add to the T23 Mixed Use Land Supply
	Pomona Island Old Trafford	11.3	Cleared Employment PDL	Site proposed for mixed-use commercial/other development over the period to 2026 in the LDF Core Strategy (Strategic Proposal SL1). Full planning permission for residential apartment development granted in May 2007 on part (1.6 ha) of the (12.9 ha) site.	Add to the T22 Land Supply

#### Altrincham/Broadheath Area Sites

Site Ref	Site Name	Site Area	ELS Site Type	Site Data	ELS Table Status
10055	Jarvis House Site, Atlantic Street Broadheath	0.47	Uncleared Employment PDL	The Council resolved to grant full planning permission for an extension to the existing B1 office development on 0.25 ha of the site in August 2008 (H/69641) and a children's nursery on the adjoining 0.22 ha car park site (H/68130). The site is currently vacant and uncleared.	Add to the T23 Mixed Use Potential Future Supply
	Linotype Works Broadheath	1.42	Uncleared Employment PDL	An outline planning application for mixed residential/A1-3/B1/D1-2 use on this site is currently	Add to the T23 Mixed Use Potential

				awaiting determination. The site is currently vacant and uncleared.	Future Supply
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**Annex C**

**Updated Employment Land Supply Tables –  
Table 22 and Table 23**

**Updated Table 22: Employment Sites Identified to be Retained and Available as Part of the Employment Land Supply**

**Trafford Park Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
70125	Victoria Warehouse Site	0.40	Cleared Employment PDL	Allocated Employment Land
72066/02	Southbank Site	2.30	Cleared Employment PDL	Allocated Employment Land
70026	Warren Bruce Road	0.62	Cleared Employment PDL	Planning Permission
72079	Electric Park Site	2.33	Cleared Employment PDL	Planning Permission
72117	Waterside Site	0.74	Cleared Employment PDL	Allocated Employment Land
70129	Ashburton Road West	1.88	Cleared Employment PDL	Planning Permission
72073/01	Twining Road	1.28	Cleared Employment PDL	Allocated Employment Land
72103	Trinity Business Park	0.75	Cleared Employment PLD	Planning Permission
72116	Bridgewater Canal	3.90	Cleared-Uncleared Employment PDL	Allocated Employment Land
72114	Nash Road	0.95	Cleared Employment PDL	Allocated Employment Land
72119	Nash Road	0.37	Cleared Employment PDL	Allocated Employment Land
70025	Victoria Warehouse	1.03	Uncleared Employment PDL	Allocated Employment Land
70131	Mosley Road Site	3.70	Cleared Employment PDL	Planning Permission
72094	Kratos Site	3.78	Cleared Employment PDL	Planning Permission
70132 NEW	MUFC North Road Site	0.62	Uncleared Employment PDL	Planning Permission
72068 NEW	Trafford Park Bakery Site	0.52	Uncleared Employment PDL	Planning Permission
72125 NEW	Blagden Nash Road Site	1.40	Cleared Employment PDL	Allocated Employment Land
72128 NEW	Kellogg Mosley Road Site	2.10	Cleared Employment PDL	Allocated Employment Land
NEW	Ashburton Road Site	1.70	Cleared Employment PDL	Allocated Employment Land
NEW	John Gilbert Way Site	0.70	Cleared Employment PDL	Allocated Employment Land
<b>Total All Sites</b>		<b>31.07</b>		

**Updated Table 22: Employment Sites Identified to be Retained and Available as Part of the Employment Land Supply**

**Old Trafford Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
60021	Talbot Road Site	0.35	Cleared Employment PDL	Planning Permission
62126	Bakemark Site	2.48	Uncleared Employment PDL	Allocated Employment Land
60022	Warwick Road South Site	0.37	Uncleared Employment PDL	Allocated Employment Land
NEW	Pomona Island Site	11.30	Cleared Employment PDL	LDF Proposed Allocation
<b>Total All Sites</b>		<b>14.50</b>		

**Carrington Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
32019	Gas Works Site	26.70	Cleared Employment PDL	Planning Permission
32020	Power Station 1 Site	18.36	Cleared Employment PDL	Planning Permission
32012/01	Power Station 2 Site	35.50	Cleared Employment PDL	Planning Permission
32132	Shell Carrington	108.90	Cleared-Uncleared Employment PDL-Green-field	LDF Proposed Allocation
<b>Total All Sites</b>		<b>189.46</b>		

**Altrincham/Broadheath Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
10039	Bayer Site	1.45	Uncleared Employment PDL	None
12015	Dairyhouse Lane	3.20	Green-field	Allocated Employment Land
<b>Total All Sites</b>		<b>4.65</b>		

**Updated Table 23: Employment Sites Identified to be Retained or Considered for Mixed Use Development**

**Trafford Park Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
72123	Containerbase Site	10.90	Uncleared Employment PDL	Allocated Employment Land
72121	Taylor Road Site	4.03	Uncleared Employment PDL	Allocated Employment Land
72120	Bridgewater Centre	5.14	Uncleared Employment PDL	Allocated Employment Land
72115	Ashburton Road West	1.65	Uncleared Employment PDL	Allocated Employment Land
NEW	Trafford Quays Site	23.25	Green-field	LDF Proposed Mixed Use Allocation
<b>Total All Sites</b>		<b>44.97</b>		

**Old Trafford Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
60012	Trafford Press Site	0.60	Cleared Employment PDL	Mixed-Use Planning Permission
60027	Northumberland Road Site	0.68	Cleared Employment PDL	Mixed-Use Planning Permission
60028 NEW	Chester Road Petrol Station Site	0.24	Uncleared Employment PDL	Mixed-Use Planning Permission
62018 NEW	Empress Mill Wright Street Site	0.24	Uncleared Employment PDL	Mixed-Use Planning Permission
<b>Total All Sites</b>		<b>1.76</b>		

**Altrincham/Broadheath Area Sites**

<b>Site Reference</b>	<b>Location</b>	<b>Area</b>	<b>Type of Site</b>	<b>Planning Status</b>
10133	Altair Site	2.50	Uncleared Employment PDL	Mixed-Use Planning Permission
10021	Bridge Works Site	0.30	Uncleared Employment PDL	Allocated Mixed-Use Land
12128	Linotype Works Site	4.95	Uncleared Employment PDL	Allocated Mixed-Use Land
10055 NEW	Jarvis House Site	0.47	Uncleared Employment PDL	Mixed-Use Planning Permission
NEW	Linotype Works Site	1.42	Uncleared Employment PDL	Allocated Mixed-Use Land
<b>Total All Sites</b>		<b>9.64</b>		



## **Annex D**

### **Employment Sites Currently Under Development**

## Employment Sites Currently Under Development

### Trafford Park Area Sites

Site Reference	Location	Area	Type of Site	Planning Status
72124	Viridor Blagden Site	2.29	Cleared Employment PDL	Planning Permission
72126	SCA Hygiene Products Site	3.90	Uncleared Employment PDL	Planning Permission
72127	B & M Europa Gate Site	0.84	Uncleared Employment PDL	Planning Permission
<b>Total All Sites</b>		<b>7.03</b>		

### Old Trafford Area Sites

Site Reference	Location	Area	Type of Site	Planning Status
62017	Elsinore Road Site	4.00	Cleared Employment PDL	Planning Permission
<b>Total All Sites</b>		<b>4.00</b>		

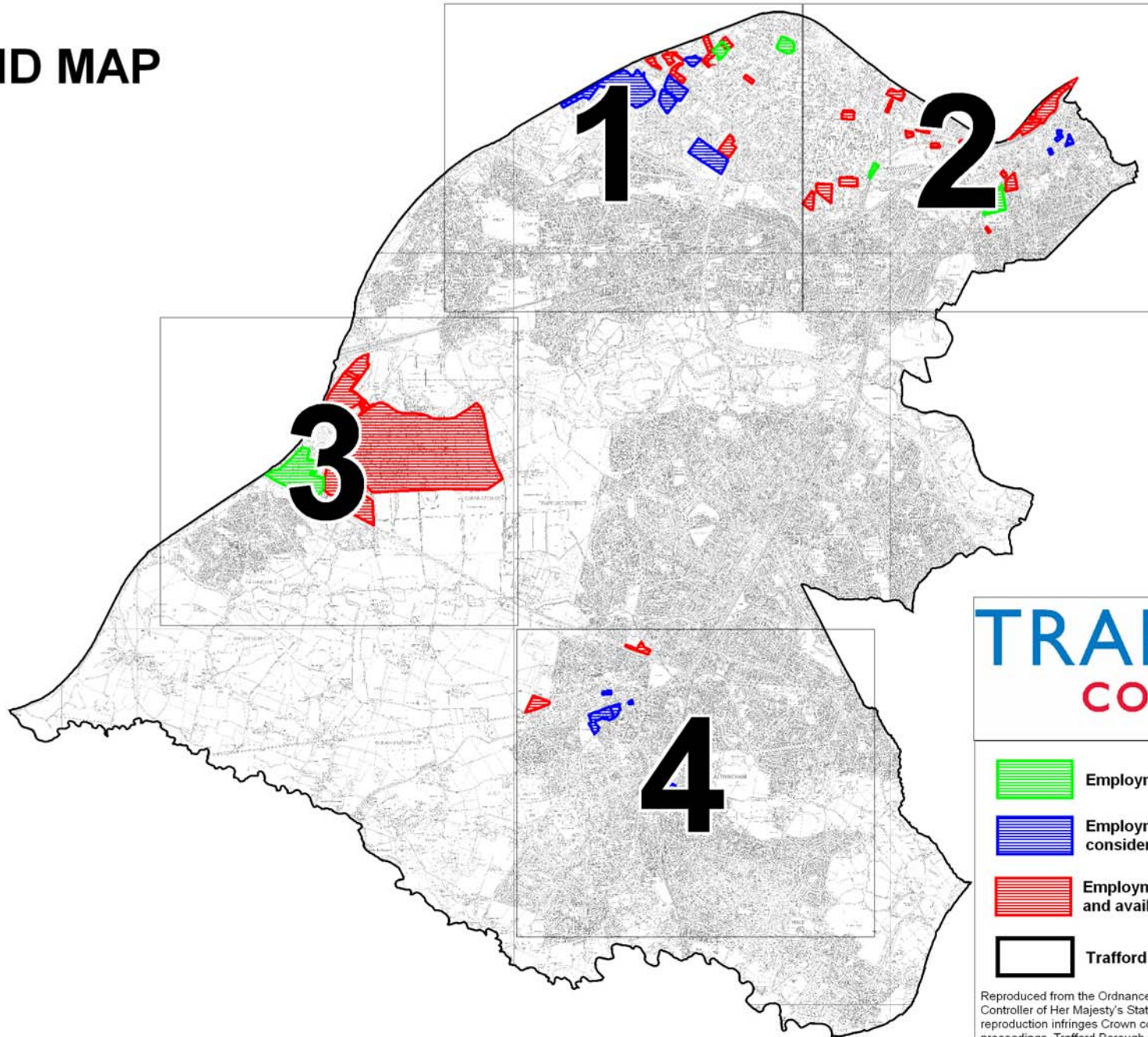
### Carrington Area Sites

Site Reference	Location	Area	Type of Site	Planning Status
32013/04	SAICA Site	15.75	Cleared Employment PDL	Planning Permission
<b>Total All Sites</b>		<b>15.75</b>		









# GRID MAP



**TRAFFORD**  
COUNCIL







-  Employment sites currently under development
-  Employment sites identified to be retained or considered for mixed use development
-  Employment sites identified to be retained and available as part of the employment land supply
-  Trafford Boundary

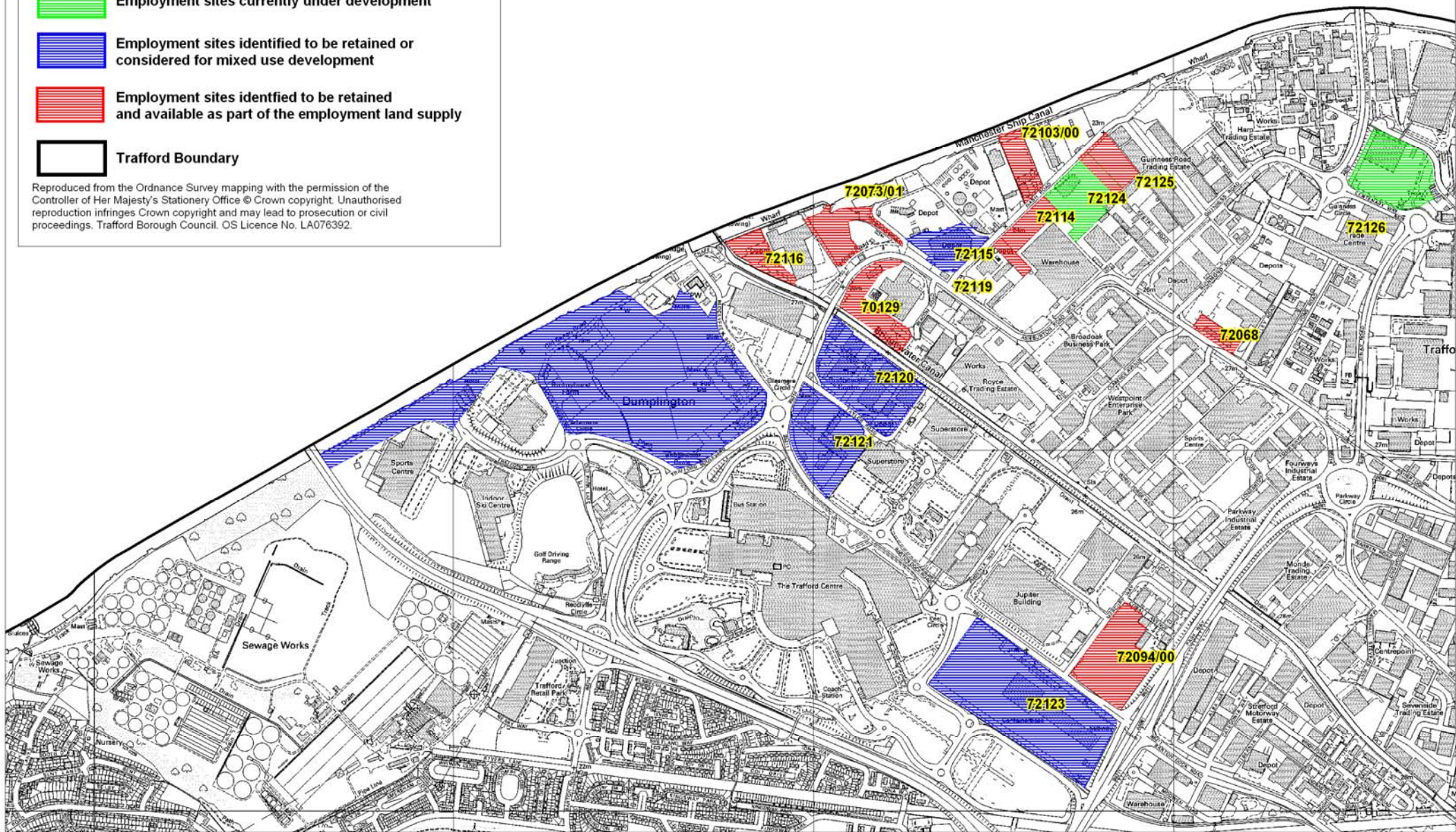
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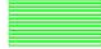





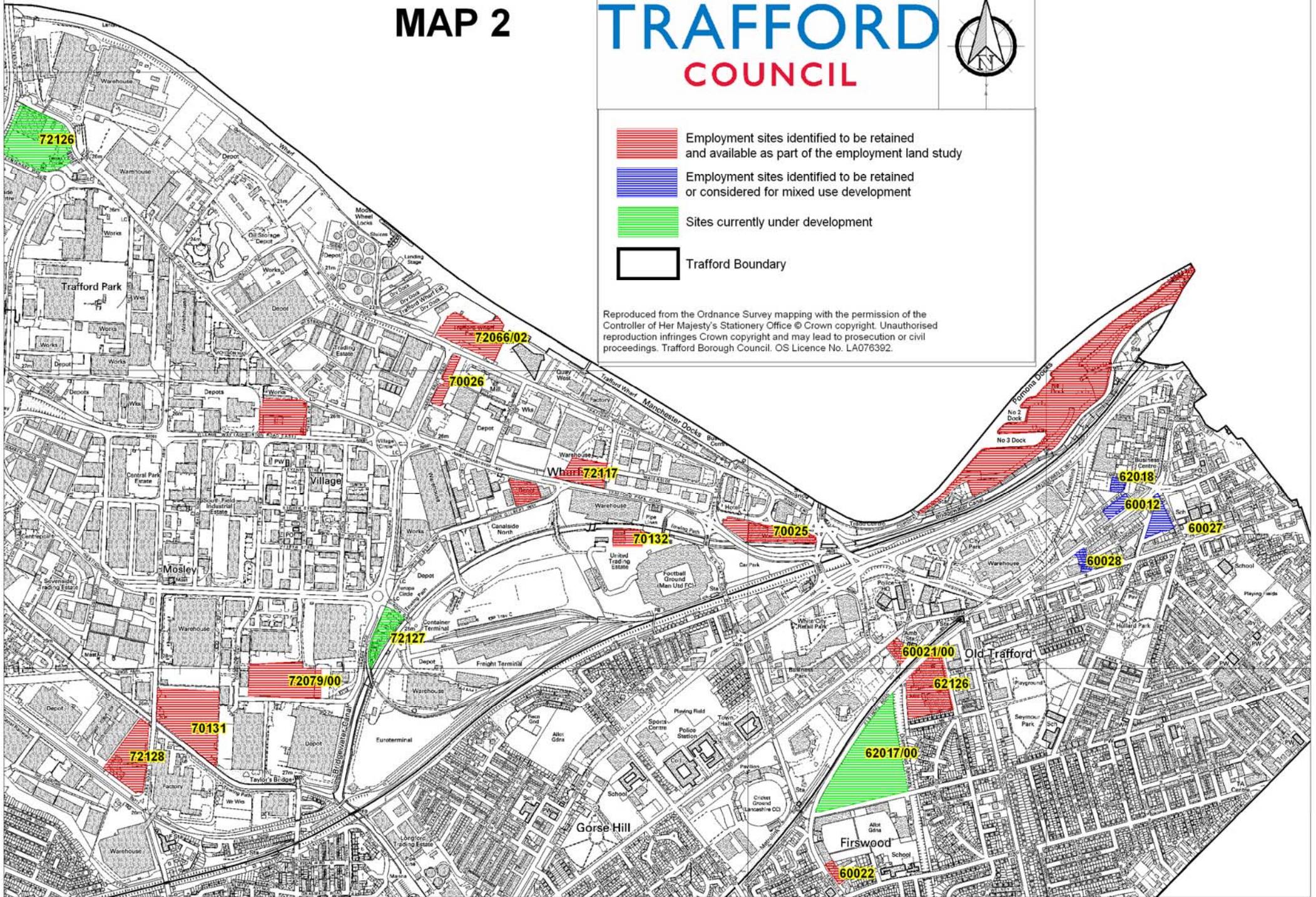
# MAP 2

# TRAFFORD COUNCIL





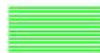

-  Employment sites identified to be retained and available as part of the employment land study
-  Employment sites identified to be retained or considered for mixed use development
-  Sites currently under development
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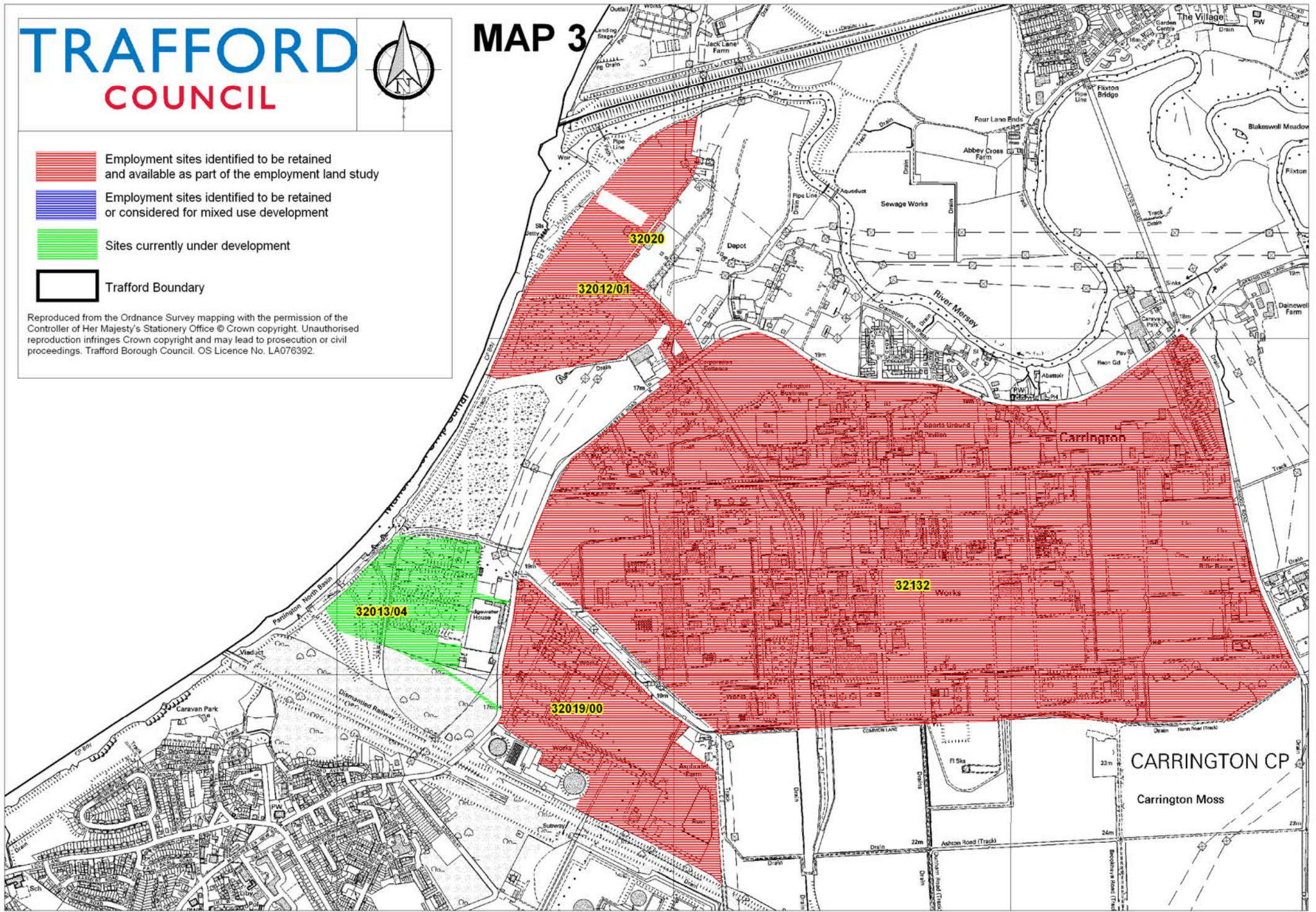








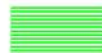

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