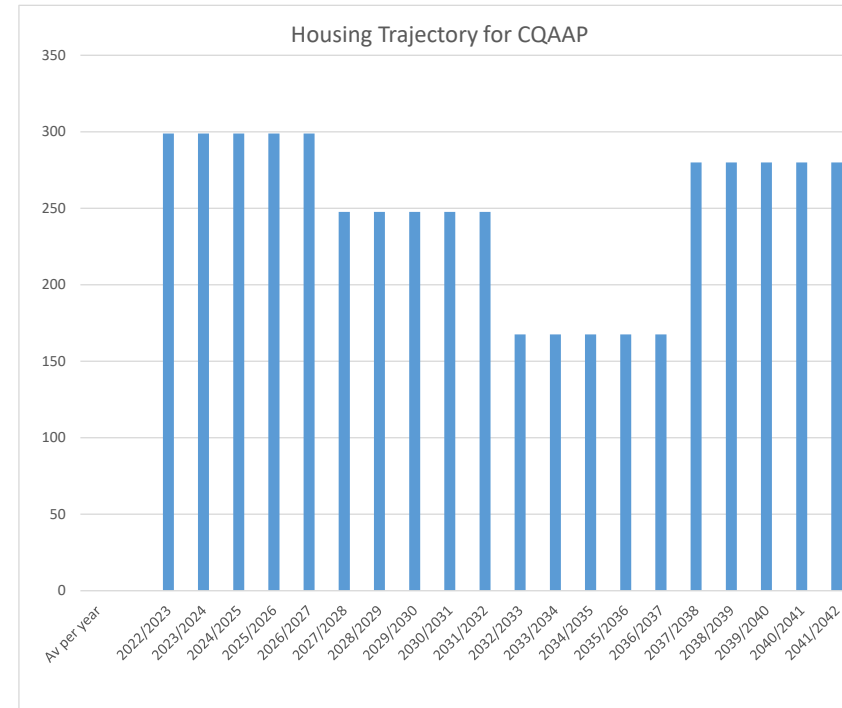


CIVIC QUARTER AREA ACTION PLAN: APPENDIX 5

HOUSING TRAJECTORY 2021 - 2037 +

SHLAA Code	Site address	Total 2021/22 to 2025/26	Total 2026/27 to 2030/31	Total 2031/32 to 2036/37	Total for 2037 +
1601-00	CIVIC QUARTER AAP ¹	160	160	160	1100
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX ²	89	0	0	
1601-07	39 TALBOT ROAD, OLD TRAFFORD ³	68		0	
1601-08	CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE (former Greater Manchester Police Headquarters site) ⁴	0	325	325	
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP ⁵	110			
1601-11	FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 0PG ⁶	630	0	0	
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP ⁷	149			
2833	FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD ⁸	163	0	0	
1601-12	94a TALBOT ROAD, OLD TRAFFORD ⁹	100	0	0	
1601-13	94B TALBOT ROAD, OLD TRAFFORD ¹⁰	25	0	0	
	Centrica, 97 Talbot Road, M16 0TW (fomer British Gas site) ¹¹		250		300
	Charlton House, 687 Chester Road, M16 0TW & Former Car Depot, 3 Warwick Road. ¹²		200		
	Bingo 3000, Talbot Road ¹³		195		
	Audi Garage, 620 Chester Road, M16 0HP & 28 - 30 Talbot Road M16 0PF ¹⁴			285	
	Trafford Hall Hotel, 21 Talbot Road & 23 - 27 Talbot Road & former Ambulance Station, Talbot Road M16 0PE ¹⁵		25		
	Halfords, 709 - 713 Chester Road, M32 0RW ¹⁶			68	
	Bowling Clubhouse, 49 Talbot Road, M16 0PW ¹⁷		27		
	17 - 19 Talbot Road M16 0PE ¹⁸		56		
	Total	1494	1238	838	1400
				3570	4970



NB All figures are indicative of what each site may achieve and numbers may go up or down, depending on the impact of site specific constraints at the planning application stage.

Av per year	
2022/2023	298.8
2023/2024	298.8
2024/2025	298.8
2025/2026	298.8
2026/2027	298.8
2027/2028	247.6
2028/2029	247.6
2029/2030	247.6
2030/2031	247.6
2031/2032	247.6
2032/2033	167.6
2033/2034	167.6
2034/2035	167.6
2035/2036	167.6
2036/2037	167.6
2037/2038	280
2038/2039	280
2039/2040	280
2040/2041	280
2041/2042	280

NOTES

- ¹ 160 equates to a 20% windfall allowance, 1100 is the residential capacity of White City based on the FCBS masterplan (Examination Document C01 - Viability Assessment)
- ² Planning permission 84703/FUL/15 (extant)
- ³ Assumed residential capacity based only on the masterplan adjusted for constraints
- ⁴ Based on a pre-application scheme
- ⁵ Prior approval 100392/PRO/20
- ⁶ Based on a pre-application scheme for reserved matters pursuant to 99795/OUT/20
- ⁷ Planning permission 101044/FUL/20
- ⁸ Assumed residential capacity based only on the masterplan
- ⁹ Based on a pre-application scheme
- ¹⁰ Based on a pre-application scheme
- ¹¹ Residential capacity based on the masterplan and assuming existing office building is not redeveloped within plan period
- ¹² Based on a pre-application scheme. Excludes the Trafford Arms Hotel, 699 Chester Road, M16 0GW
- ¹³ Assumed residential capacity based only on the masterplan
- ¹⁴ Assumed residential capacity based only on the masterplan
- ¹⁵ Assumed residential capacity based only on the masterplan adjusted for constraints
- ¹⁶ Assumed residential capacity based only on the masterplan
- ¹⁷ Assumed residential capacity based only on the masterplan adjusted for constraints

The landownership boundaries of sites 3, 15, and 17 are overlapped by masterplan blocks. An attempt has been made to disaggregate these but some further adjustment may be required at planning application stage, particularly given the tunnel constraint.