

<b>Project:</b>	SEMMMS	<b>To:</b>	SEMMMS Project Board
<b>Subject:</b>	Uncertainty Log v6	<b>From:</b>	Atkins Consultancy Services
<b>Date:</b>	6 <sup>th</sup> July 2012	<b>cc:</b>	

## 1. SEMMMS - Uncertainty Log

### 1.1 Introduction

This technical note was produced by Atkins for Stockport Metropolitan Borough Council, Manchester City Council and Cheshire East Council, as part of the supporting evidence for the Major Scheme Business Case for the SEMMMS A6 to Manchester Airport Relief Road.

In order to assess the economic benefits and costs associated with the proposed SEMMMS scheme, forecast year(s) scenario testing is required, through the use of a multi-modal transport model. The SEMMMS appraisal will make use of a variable demand traffic model developed by Transport for Greater Manchester, Highways Forecasting and Analytical Services (TfGM, HFAS) and the MVA Consultancy (MVA). The appraisal process compares the 'Do-Minimum' (DM) scenario, which takes into account expected committed developments and changes in background travel demand and cost of travel against the 'Do-Something' (DS) scenario, which additionally includes the proposed SEMMMS relief road scheme.

Future year development data typically has a degree of uncertainty surrounding some or all of the background assumptions which input into forecast year scenarios. Developments which are expected to be in place by a given forecast year, may in fact not be, especially given the current economic conditions and political influences. Conversely, there may be factors which are unexpected or unknown, which accelerate a particular development. It is these uncertainties which the Department for Transport (DfT) seek to investigate by testing alternative DM and DS scenarios with modified background assumptions and it is the 'uncertainty log' which supplies the basis for the constructions of these scenario assumptions.

### 1.2 Uncertainty Log Overview

The aim of the uncertainty log is to provide a basis for estimating the potential risk of forecasting errors in future year transport assessments, primarily with respect to land use and transport development changes which may have taken place by the given forecast years.

Details of the proposed land use changes for employment, retail and/or housing development is collated, this data is typically supplied by local council planners. These developments are then assigned a perceived likelihood as to how probable they are to be in place by a given forecast year.

Similarly, transport supply factors such as committed highway or public transport schemes are collated and categorized. The demand and supply components of the uncertainty log are then reviewed by stakeholders and agreement made for any adjustments.

Different scenarios can then be constructed by categorizing developments which are grouped under some or all of these likelihood categories. The categories are explained in further detail later in this report.

## 1.3 WebTAG – TAG Unit 3.15.5

The treatment of uncertainty in model forecasting is outlined within the Department for Transport's (DfT) WebTAG TAG Unit 3.15.5.

The aims of the TAG Unit are defined as follows;

- An improved treatment of local sources of uncertainty in project analysis;
- Better forecasts of the most likely outcome with and without the project; and
- Closer integration of the project within the wider transport and land-use planning context.

There is a clear distinction within this WebTAG unit that it is the potential errors within the forecast data inputs which this is concerned with, as opposed to any other model errors, such as cost-demand elasticities.

### Classification of Future Inputs

WebTAG provides the following guidance for categorizing developments or schemes which may have been included for the forecast year assessment;

Probability of the Input	Status
<b>Near certain:</b> The outcome will happen or there is a high probability that it will happen.	<ul style="list-style-type: none"> <li>- Intent announced by proponent to regulatory agencies.</li> <li>- Approved development proposals.</li> <li>- Projects under construction.</li> </ul>
<b>More than likely:</b> The outcome is likely to happen but there is some uncertainty.	<ul style="list-style-type: none"> <li>- Submission of planning or consent application imminent.</li> <li>- Development application within the consent process.</li> </ul>
<b>Reasonably foreseeable:</b> The outcome may happen, but there is significant uncertainty.	<ul style="list-style-type: none"> <li>- Identified within a development plan.</li> <li>- Not directly associated with the transport strategy/scheme, but may occur if the strategy/scheme is implemented.</li> <li>- Development conditional upon the transport strategy/scheme proceeding.</li> <li>- Or, a committed policy goal, subject to tests (e.g. of deliverability) whose outcomes are subject to significant uncertainty.</li> </ul>
<b>Hypothetical:</b> There is considerable uncertainty whether the outcome will ever happen.	<ul style="list-style-type: none"> <li>- Conjecture based upon currently available information.</li> <li>- Discussed on a conceptual basis.</li> <li>- One of a number of possible inputs in an initial consultation process.</li> <li>- Or, a policy aspiration.</li> </ul>

This table provides the basis for the categorization of future year developments, such as new office proposals or planned changes to the road infrastructure, which may affect the demand for, or supply of transport.

## 1.4 Core, Optimistic and Pessimistic Scenarios

The Core Scenario represents the 'best estimate' of conditions in the forecast year(s). WebTAG 3.15.5 describes the steps by which to complete the core scenario and alternative / sensitivity tests as follows;

- Assemble demographic, economic and other data for the study, drawing on the TEMPRO database and other material provided by the Department for Transport, together with material provided in regional and local planning documents (section 1.3).
- Consider the sources of uncertainty and qualitatively assess their likelihood (section 1.4).
- Establish a core scenario, based on national and local data and taking account of the uncertainty associated with various elements of that data (section 1.5).
- Establish a range of alternative scenarios or sensitivity tests, where forecast inputs are likely to differ from the core and materially impact on analysis results (section 1.6).
- In the analysis of scheme options, the core scenario and alternative scenarios or sensitivity tests should form the basis for a full appraisal. The core scenario would be reported in the AST, with alternative scenarios being exceptions (section 1.7).

It is about the Core scenario which the sensitivity tests 'pivot', adjusting some of the assumptions in the form of the Optimistic and Pessimistic scenarios, adding or removing developments (and hence their impact) dependent on the anticipated likelihood of their being in place by a given year.

The Optimistic and Pessimistic scenarios maintain the overall level of growth in background traffic levels, but shift the distribution within districts, dependant on the distribution of assumed development for their respective scenarios, based on the uncertainty log input.

For the purposes of this study, the Optimistic Scenario was taken as including the same developments as the Core Scenario, but also including Reasonably Foreseeable developments. Conversely, the Pessimistic Scenario includes only Near Certain developments. It is anticipated that there will be shifts in the proportional concentrations of development and traffic for the different scenarios, as discussed above.

## 1.5 Data Collection

The data collection process involved engaging with the various stakeholders to introduce the uncertainty log concept and the nature of the data which we required to enable the uncertainty logs to be compiled. The stakeholder parties included;

- Cheshire East Council
- High Peak Borough Council
- Transport for Greater Manchester (TfGM) - formerly the Greater Manchester Passenger Transport Executive and the Greater Manchester Transportation Unit
- Highways Agency (HA)
- Manchester Airport Group
- Manchester City Council
- Stockport Metropolitan Council

- Trafford Council

Information was collected for developments which were likely to be implemented by the opening and design years of 2017 and 2032 respectively. The information received was reviewed and where necessary, alterations were undertaken and, or additional information requested, to ensure the most up to date data was collated in a format appropriate for the purposes of the uncertainty log and alternative scenario creation.

### 1.5.1 Land Use Development Data

The majority of the data collected for the uncertainty log comprised land use data received from local authority planners from councils whose boundary fell at least partially within the SEMMMS Area of Influence (AoI).

A minimum limit was set for the size of developments to be included within the data set. For housing developments the agreed minimum was approximately 75 dwellings and for employment/retail use the agreed minimum floorspace was approximately 500 square meters. This was judged appropriate given that there were large numbers of very small developments which would have minimal impact and would be accounted for in the overall TEMPRO growth levels.

#### Likelihood Adjustments

Following receipt of the land use development proposals by the five council areas, two main adjustments were made;

- Where there is a lack of data associated with the development sites, these were excluded from the overall list, as without the size of the proposed development site area, associated development traffic demands could not be estimated.
- In the case of Trafford, a mixture of individual developments and strategic areas were supplied. Some of these overlapped however, so where this was known to be the case, the areas of the individual developments was subtracted from the strategic areas, so as to avoid double counting.

#### Core, Pessimistic and Optimistic

After finalising the data supplied by the respective local authorities, three uncertainty log scenarios were created based on the following criteria;

- Pessimistic – Near Certain items,
- Core – Near Certain and More than Likely items,
- Optimistic – Near Certain, More than Likely and Reasonably Foreseeable items.

This finalised data is tabulated in Appendices A1 to A6 of this report. Details of the geographic locations of these development sites are provide in Appendices B1 to B6.

#### Trip Rate Comparison

Tables of trip rate comparisons for the data collected for the uncertainty log as described above are tabulated in Appendix C of this report.

The tables show the average trip rates and 85<sup>th</sup> percentile trip rates for daily arrival and departures for the development sites for the 2032 Core Scenario.

## 1.5.2 Transport Supply Data

### Public Transport (PT) Schemes

For potential public transport schemes within the SEMMMS AoI, consultation was held with TfGM to ascertain any schemes which would affect the study area and the likelihood of the schemes being implemented by the opening and design years of 2017 and 2032 respectively.

Table 1.1 gives the list of public transport schemes based on data received from (TfGM).

**Table 1.1 – Transport for Greater Manchester Public Transport Schemes**

	Estimated Likelihood of Completion by:	
	2017	2032
Metrolink: Chorlton to East Didsbury	Near Certain	Near Certain
Metrolink: Droylsden to Ashton	Near Certain	Near Certain
Elements of Cross City Bus Package	More than Likely	More than Likely
Park and Ride in Greater Manchester	50% NC 50% MTL	50% NC 50% MTL
Longdale Integrated Transport Strategy (formerly Mottram Bypass and Glossop Spur / LITS)	Hypothetical	Reasonably Foreseeable
Leigh-Salford-Manchester Busway	More than Likely	More than Likely
Ashton Northern Bypass Stage 2*	Near Certain	Near Certain
Airport and 2CC - Metrolink	Hypothetical	Reasonably Foreseeable
Fund contributions to stations	50% NC 50% MTL	50% NC 50% MTL
Altrincham Interchange	More than Likely	Near Certain
Metrolink - Trafford Park	Hypothetical	Hypothetical
Stockport Interchange	Hypothetical	Hypothetical
Stockport Accessibility Package	Hypothetical	Hypothetical
Stockport Town Centre Access Scheme	Hypothetical	Hypothetical

\* Ashton Northern Bypass Stage 2 recognised as a highway scheme, but included in list

### Highway Schemes

For potential highway schemes within the SEMMMS AoI, consultation was held with TfGM, HFAS to collate a list of highway schemes and assign a likelihood of their completion by 2017 or 2032.

Consultation was also held with the Highways Agency (HA) with regards to any potential schemes affecting the Motorway and Trunk Road network within the SEMMMS Area of Interest.

Table 1.2 shows the list of highway schemes based on data provided by TfGM, HFAS.

Table 1.2 – Transport for Greater Manchester Highway Schemes.

	Estimated Likelihood of Completion by:	
	2017	2032
<b>Within SEMMMS Aol*</b>		
Stockport Accessibility Package	Reasonably Foreseeable	Near Certain
Metrolink Phase 3B - Manchester Airport	More than Likely	Near Certain
Mottram Bypass and Glossop Spur	Hypothetical	Near Certain
Blue Works (M56 Junction 6)	Near Certain	Near Certain
Pale Yellow Works (Runger Lane/Cargo Centre)	Near Certain	Near Certain
Dark Yellow Works (Runger Lane/Thorley Lane)	Near Certain	Near Certain
Red Works (M56 Junction 5-6 Widening)	Hypothetical	Near Certain
Alderley Edge Bypass	Near Certain	Near Certain
<b>Outside SEMMMS Aol but potentially relevant*</b>		
Metrolink Phase 3B - Chorlton to East Didsbury	More than Likely	Near Certain
Western Gateway Infrastructure Scheme (WGIS)	More than Likely	Near Certain
Metrolink Phase 3A - Chorlton1	Near Certain	Near Certain

Table 1.3 shows the list of highway schemes based on data provided by the HA.

Table 1.3 – Highways Agency Highway Schemes.

	Estimated Likelihood of Completion by:	
	2017	2032
<b>Within SEMMMS Aol*</b>		
M60 Managed Motorway Junctions 24-27 & 1-4	Hypothetical	Hypothetical
A556 Knutsford to Bowdon Improvement	More than Likely	More than Likely
<b>Outside SEMMMS Aol but potentially relevant*</b>		
M60 Junction 12-15 Widening	More than Likely	More than Likely
M60 Managed Motorway Junction 8-12	More than Likely	More than Likely
M60 Managed Motorway Junction 12-18	More than Likely	More than Likely
M62 Managed Motorway Junction 10-12	More than Likely	More than Likely
Western Gateway Infrastructure Scheme (WGIS) Part*	More than Likely	Near Certain
Western Gateway Infrastructure Scheme (WGIS) Full*	Hypothetical	More than Likely

\* Noted that WGIS is not an actual HA scheme

### PT and Highway Scheme Adjustments

Subsequent to receipt of the data for the highway and public transport schemes, assessment was made of the likelihood and relevance of the various proposed schemes for inclusion in the uncertainty logs, with regard to these assessments, the following assumption was made;

- Where there was a lack of knowledge concerning the details of the schemes, they were omitted from all scenarios, even if their likelihoods were listed as being greater than 'Hypothetical'.

Following these adjustments a final list of PT and highway schemes was agreed for the Core, Pessimistic and Optimistic scenarios and this list was circulated to the SEMMMS project board.

The final list can be found in Appendix D.

## 1.5.3 Manchester Airport

Manchester Airport is a one of the main stakeholders with respect to the SEMMMS scheme, being located adjacent to the proposed site and having direct connections with the scheme itself.

Given the scale of the Airport in terms of existing and potential additional traffic demand on the surrounding transport network, specific discussions were held with Manchester Airport Group in order to establish their views on the Airport's future year developments.

A separate note has been written covering proposed developments at the Airport. The Airport note is included as Appendix E.

# **Appendix A1**

## **2017 ‘Core’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**



## 2017 Core Scenario Cheshire East

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Planning Status	Easting	Northing	Uncertainty by 2017
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	Allocated with permission	392261	375965	More than likely
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	Permission granted	375500	378483	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	Site under construction - Permission granted	390977	373935	Near certain
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	123 dwellings	Former school site	First phases under construction (only 37 still left to build)	389080	373747	Near certain
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	Site under construction - Permission granted	394231	377362	Near certain
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses.	391525	373809	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	391509	371165	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	391409	371133	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	391448	371120	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	Permission granted	384737	375562	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	Permission granted	376150	379507	Near certain
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	Permission granted	392086	374855	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	Under construction, all buildings but final office suite are complete	391660	382521	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	Permission granted	384897	381293	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	Under construction at present	384410	380995	Near certain

2017 Core Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Planning Status	Easting	Northing	Uncertainty by 2017
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	Full planning consent	406575	372959	Near certain
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	Full planning consent	401291	382103	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	Full planning consent	403545	393983	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	Full planning consent	407026	371986	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	Full planning consent	401746	394826	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	Full planning consent	407970	375375	Near certain

## 2017 Core Scenario Manchester City

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2017
H1	Sites at former Withington Hospital, West Didsbury	Housing	299	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	381767	394489	Near Certain Complete
H2	Housing	Housing	50	Housing site under construction. Approx 50 units still to be completed	380633	389778	Complete
H3	Styal Road, Woodhouse Park	Housing	14 house, 135 apartments	Housing site partially complete. 147 units in total.	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	67	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50-70 units.	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	88	Housing site under construction. 88 units.	381721	386363	Near Certain
H10	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
E4	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	15,000 sqm / 30 ha	Planning Permission for 15,000sqm of office development	380548	385200	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	B1 - 73,000m <sup>2</sup> , B2, B8, A1, C1, C3	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	381779	385654	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail		To be identified as part of a strategic location in the Core Strategy	383379	385010	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E8	New District Centre Baguley	Employment/Retail	A1, A2, A3, B1, C1,C2,C3	Identified in the draft Core Strategy	380288	389394	Near Certain
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	0.540338 ha	Submitted Planning application and funding in place	382770	387124	Near Certain
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	3,120 sqm / 0.39 ha	Under construction for B1 offices.	382838	387328	Near Certain
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	20,169 sqm / 3.04 ha	Planning permission for B1	383463	392501	Nearly certain
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	6206 sqm / 0.94 ha	Planning permission for B1	382713	387187	Nearly Certain
E16	Private Hospital @ Didsbury Point	Employment/Retail	15,500m <sup>2</sup>	Planning permission	383580	392651	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	4385 / 1.75 ha	Planning Permission	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail	7064m <sup>2</sup>	Planning Permission	383662	389062	Near Certain

## 2017 Core Scenario Stockport

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Planning Status	Uncertainty by 2017
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	389119	393678	Under construction	More than likely
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	395025	388354	Under construction	Near certain
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	388339	388720	Allocated housing site	More than likely
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	385216	389011	Full planning permission	More than likely
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.	396550	390760	Application not yet decided	More than likely
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	389515	389410	Outline planning permission	More than likely
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	389950	390240	Full planning permission	More than likely



H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	391670	388580	Application not yet decided	More than likely
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	387895	392455	Application not yet decided	More than likely
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	390736	387062	Application not yet decided	More than likely
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	391275	388390	Application not yet decided	More than likely
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	389,945	390839	DC040039 Grant 21/01/10.	More than likely
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	391932	388887	DC044143 Grant 17/01/11.	More than likely
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	389494	389364	DC041892 Grant 20/04/10.	More than likely
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R18	Lancashire Hill, Manchester Road Retail Park	Retail	Stockport		3.172ha	External alterations to elevations and reconfiguration of existing floorspace to create eight new retail units (class A1) and improvements to the layout of the car park and service vehicle access	389402	391491	DC041835 Grant 17/12/09.	More than likely

R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	389841	390826	DC047669 Application not yet decided	Near certain
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## 2017 Core Scenario Trafford

Reference	Site	Type	Site Planning Status	Floorspace (sqm)/Dwellings	Easting	Northing	Uncertainty by 2017
10049	Stamford Centre	Employment/Retail	Expired	1660	376902	387995	Near Certain
10133	Altair Site	Employment/Retail	Outline Planning Permission	8471	377052	387978	Near Certain
10055	Jarvis House	Employment/Retail	Resolution To Approve	735	3762090	3891500	Near Certain
32133	Partington Wharfside	Employment/Retail	Under Construction	24047	3722200	3921170	Near Certain
60030	Trafford Town Hall	Employment/Retail	Resolution To Approve	11019	381009	395844	Near Certain
CS E1	Pomona Island	Employment/Retail	Trafford LDF 'Core' Strategy	4 hectares at 2017 Mixed Industrial	381980	396865	More than likely
CS E3	Trafford Park Core	Employment/Retail	Trafford LDF 'Core' Strategy	2.96 hectares at 2017 Mixed Industrial	378500	396500	More than likely
CS E4	Trafford Centre Rectangle	Employment/Retail	Trafford LDF 'Core' Strategy	2 hectares at 2017 Mixed Industrial	376930	396644	More than likely
CS E5	Carrington	Employment/Retail	Trafford LDF 'Core' Strategy	25 hectares at 2017 Mixed Industrial	374500	392500	More than likely
1177	Stamford brook,sinderland brook (part hou4)	Housing	Reserved matters	90	375851	389924	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part) hou4)	Housing	Reserved matters pp	380	375783	390179	Near Certain
1468	Land at ripon crescent,brompton road	Housing	Full planning permission	80	377865	395193	Near Certain
CS H1	Pomona island	Housing	Trafford LDF 'Core' Strategy	800	381729	396646	More than likely
CS H2	Trafford wharfside	Housing	Trafford LDF 'Core' Strategy	900	380483	396817	More than likely
CS H3	Lccc	Housing	No Application as yet	400	380928	395685	More than likely
CS H4	Trafford centre rectangle	Housing	No Application as yet	1050	376205	397260	More than likely
CS H5	Carrington	Housing	Trafford LDF 'Core' Strategy	1560	373184	392392	More than likely

## **Appendix A2**

### **2017 ‘Optimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**



## 2017 Optimistic Scenario Cheshire East

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2017
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	392261	375965	Allocated with permission	More than likely
3	Tytherington Business Park Phase 3	Retail	Springwood Way / Manchester Road, Macclesfield	25,618 sqm office plus 100 bed hotel	Greenfield allocated site. Planning consent principally for B1 uses with an element of C1.	391827	376019	Allocated, planning application approved subject to completion of s.106	Reasonably foreseeable
4	Land off Albert Road	Employment	Albert Road, Bollington	6,782 sqm industrial units	Greenfield allocated sites	392128	377795	Greenfield allocated site with planning permission	Reasonably foreseeable
5	61MU Site	Employment	Stanley Green Industrial Estate, Handforth	Potential circa 60,000 sqm B1a	Large brownfield site allocated for flagship B1 development. Currently has temporary consent for airport car parking until 31/03/2010	386500	383984	Allocated site for flagship B1a development. Currently in use as airport car parking facility	Reasonably foreseeable
6	Wilmslow Office Park	Employment	Stamford Lodge, Altrincham Road, Wilmslow	Circa 22,000 sqm office space	Cleared redevelopment site in the Green Belt.	383038	382475	Has permission, but a new planning application has been approved subject to completion of a s.106 agreement	Reasonably foreseeable
7	Land to rear of Handforth Dean Retail Park	Employment	Lower Meadow Road, Handforth	Potential circa 20,000 sqm office space	Greenfield site	386222	383623	Outline consent for B1 units	Reasonably foreseeable
8	Handforth Dean Business Park	Employment	Epsom Avenue, Handforth	13,740 sqm office space	Two sites in existing industrial estate	386316	383985	Planning consent for B1a offices	Reasonably foreseeable
11	Macclesfield Town Centre Redevelopment	Employment	Macclesfield	Estimated net gains: Circa 25,000 sqm A1 /A2 uses (predominantly A1); 3000 sqm A3/A4/A5; 2000 sqm B1a; 8 screen cinema plus 100 dwellings	Large town centre redevelopment scheme. Revised scheme likely to differ from existing application - masterplanning exercise will review development. Floorspace figures have been estimated accordingly	391693	373351	Decision on outline planning application deferred pending revisions to the scheme	Reasonably foreseeable
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	375500	378483	Permission granted	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	390977	373935	Site under construction - Permission granted	Near certain
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	123 dwellings	Former school site	389080	373747	First phases under construction (only 37 still left to build)	Near certain
20	TA Centre	Housing	Chester Road, Macclesfield	87 dwellings	Former TA Barracks	390625	373598	Permission granted	Reasonably foreseeable
21	Gradus	Housing	Park Lane, Macclesfield	85 dwellings		391975	373174	Permission granted	Reasonably foreseeable
22	Cheshire Mills	Housing	Disley	160 dwellings	Underused industrial site	398270	384846	Permission granted	Reasonably foreseeable
23	Vernon County Infant School	Housing	Bulkely Road, Poynton	73 dwellings	Former school site	392163	383385	Permission granted	Reasonably foreseeable
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	394231	377362	Site under construction - Permission granted	Near certain
25	Haulage Depot	Housing	Gunco Lane, Macclesfield	124 dwellings	Former depot	392237	372606	Awaiting Section 106	Reasonably foreseeable

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2017
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	391525	373809	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses.	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	391509	371165	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	391409	371133	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	391448	371120	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	384737	375562	Permission granted	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	376150	379507	Permission granted	Near certain
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	392086	374855	Permission granted	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	391660	382521	Under construction, all buildings but final office suite are complete	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	384897	381293	Permission granted	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	384410	380995	Under construction at present	Near certain

## 2017 Optimistic Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2017
H1	Granby Road	Housing	Buxton	104		407280	373200	Outline consent	Reasonably foreseeable
H4	Former college site, Harpur Hill	Housing	Buxton	105		406720	370969	Allocation	Reasonably foreseeable
H8	Federal Mogul	Housing	Chapel-en-le-Frith	200	Potential mixed-use scheme with housing	405860	381180	Employment land in Local Plan but with a recently adopted Interim Planning Statement that would enable mixed-use redevelopment	Reasonably foreseeable
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	406575	372959	Full planning consent	Near certain
E3	Hogs Yard	Employment/Retail	Whaley Bridge	n/a	Mixed-use scheme including non-food retail and A3	401396	382119	Outline consent	Reasonably foreseeable
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	401291	382103	Full planning consent	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	403545	393983	Full planning consent	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	407026	371986	Full planning consent	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	401746	394826	Full planning consent	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	407970	375375	Full planning consent	Near certain
E9	Waterswallows Road	Employment/Retail	Buxton	1.26	mixed use general industrial, storage and distribution	408090	375070	Outline consent	Reasonably foreseeable
E10	Bowden Lane	Employment/Retail	Chapel-en-le-Frith	1.43	Industrial units	406341	381281	Outline consent	Reasonably foreseeable

## 2017 Optimistic Scenario Manchester City

Reference	Site	Type	Comments/Location/Planning Status	Net Increase in Area / Number of dwellings	Easting	Northing	Uncertainty by 2017
H1	Sites at former Withington Hospital, West Didsbury	Housing	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	299	381767	394489	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	Housing site under construction. Approx 50 units still to be completed	50	380633	389778	Complete
H3	Styal Road, Woodhouse Park	Housing	Housing site partially complete. 147 units in total.	14 house, 135 apartments	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50-70 units.	67	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	Housing site under construction. 88 units.	88	381721	386363	Near Certain
H6	Former school site at Darley Avenue, Chorlton Park	Housing	Land identified in SHLAA as suitable for housing provision. Could provide 86 units.	86	381148	393899	Reasonable foreseeable
H7	MMU Campus Didsbury East	Housing	Land identified in SHLAA as suitable for housing provision. Could provide 188 units. MMU aim to consolidate on a site in Hulme	188	384841	390563	Reasonable foreseeable
H8	Tuffley Road, Rodborough Road	Housing	Planning Permission for 68 units	68	381024	387353	Near Certain
H9	East of Rowlandsway, Sharton	Housing	Land identified in SHLAA as suitable for housing provision as part of a reconfiguration/ redevelopment of areas within Wythenshawe Town Centre. Could provide 90 units	90	382867	386916	Reasonably Foreseeable
H10	Tuffley Road, Rodborough Road	Housing	Planning Permission for 68 units	68	381024	387353	Near Certain
E1	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	Existing Airport Operation Area identified in the City of Manchester UDP	175 ha	381233	386333	Reasonably Foreseeable
E2	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail			383989	385022	Reasonably Foreseeable
E3	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	Proposed Airport Operation Area identified as a draft Strategic Site in the Core Strategy.	B1- 20,000m2, B8 - 32,000m2 & B2, C1	380428	384538	Reasonably Foreseeable



Reference	Site	Type	Comments/Location/Planning Status	Net Increase in Area / Number of dwellings	Easting	Northing	Uncertainty by 2017
E4	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	Planning Permission for 15,000sqm of office development	15,000 sqm / 30 ha	380548	385200	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	B1 - 73,000m2, B2, B8, A1, C1, C3	381779	385654	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	To be identified as part of a strategic location in the Core Strategy		383379	385010	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E7	Health Zone (development of core hospital uses such as patient wards and hospital theatres, and core plus uses such as research and education) at Wythenshawe Hospital	Employment/Retail	To be identified as part of a strategic location in the Core Strategy	D1, C1, C2	380400	387500	Reasonably foreseeable
E8	New District Centre Baguley	Employment/Retail	Identified in the draft Core Strategy	A1, A2, A3, B1, C1,C2,C3	380288	389394	Reasonably Foreseeable
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	Submitted Planning application and funding in place	0.540338 ha	382770	387124	Near Certain
E10	1.16ha Office Allocation with vacant plots remaining undeveloped at Simons Way/Shadowmoss Road	Employment/Retail	Office allocation within the City of Manchester UDP.	1.16 ha	383632	386040	Reasonably Foreseeable
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	Under construction for B1 offices.	3,120 sqm / 0.39 ha	382838	387328	Near Certain
E12	1.46ha Office allocation at Princess Road/ Barlow Moor Road	Employment/Retail	Allocated site within the City of Manchester UDP. Partially developed but has remaining development potential.	1.46 ha	383359	392175	Reasonably foreseeable
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	Planning permission for B1	20,169 sqm / 3.04 ha	383463	392501	Nearly certain
E14	1.57ha Office allocation at Parrswood	Employment/Retail	Allocated site within the City of Manchester UDP.	1.57 ha	385642	390559	Reasonably Foreseeable
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	Planning permission for B1	6206 sqm / 0.94 ha	382713	387187	Nearly Certain
E16	Private Hospital @ Didsbury Point	Employment/Retail	Planning permission	15,500m2	383580	392651	Near Certain

Reference	Site	Type	Comments/Location/Planning Status	Net Increase in Area / Number of dwellings	Easting	Northing	Uncertainty by 2017
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	Planning Permission	4385 / 1.75 ha	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail		7064m2	383662	389062	Near Certain

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## 2017 Optimistic Scenario Stockport

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
E5	Land at Pepper Road	Employment	Pepper Road, Hazel Grove	500sqm light industrial	1.01Ha	Development of light industrial unit	391020	386720	Full permission in Employment Area	Reasonably foreseeable
E6	Lawnhurst Business Park	Employment	Thales, Ashurst Drive, Cheadle Heath	3345sqm B1 office	0.87Ha	Office extension at existing use	387789	388191	Full permission in employment area	Reasonably foreseeable
E7	Kings Valley	Employment	Yew Street, Stockport	12555sqm B1 office	2.54Ha	Permission for a number of units in an allocated site close to M60 Jct.1	388139	390049	Full permission in employment area	Reasonably foreseeable
E8	Battersea Road Business Park	Employment	32-42 Station Road, Heaton Mersey	5000sqm B1 office	0.85Ha	Redevelopment of existing employment unit	386530	390330	Full permission in employment area	Reasonably foreseeable
E9	Battersea Road Business Park	Employment	Battersea Road, Heaton Mersey	4479sqm B1 office	1.24Ha	Office development at vacant site	386550	390079	Full permission in employment area	Reasonably foreseeable
E10	Gorsey Bank	Employment	Gorsey Bank Road, Stockport	25000sqm B1 office/light industrial	6.9Ha	Vacant allocated site in M60 Gateway area. Estimated floorspace	387550	389850	Allocated employment site	Reasonably foreseeable
E13	Woodford	Housing	Former BAE site	100 dwellings (only limited ancillary development)	25 Ha	Mixed use site, current uncertainty over the employment land / housing split, assuming 'Option 3'.	390,800	382,700	Vacant site subject to SPD at present (2011) Final outcome unknown - figures included here are based on updated information from Jim McMahon	More than likely
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	389119	393678	Under construction	More than likely
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	395025	388354	Under construction	Near certain

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	388339	388720	Allocated housing site	More than likely
H5	Land at Midland Rd / Geneva Rd	Housing	Bramhall	163	5	Development of landfill site - 163 managed flats comprising one 3/4 storey and four 3 storey blocks of flats (139 x 2 bed units - 30 AH) & one 3 storey block of 24 sheltered flats for elderly persons (15 x 2 bed and 9 x 1 bed).	388982	387378	Application not yet decided	Reasonably foreseeable
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	385216	389011	Full planning permission	More than likely
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.	396550	390760	Application not yet decided	More than likely
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	389515	389410	Outline planning permission	More than likely
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	389950	390240	Full planning permission	More than likely
H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	391670	388580	Predominantly residential area	More than likely
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	387895	392455	Predominantly residential area	More than likely
H24	Bus depot and adjacent works buildings, Charles St	Housing	Heaviley	75	1.87	Bus depot in use. Adjoining warehouse largely vacant. Unlikely that works/warehouse part of site will be development without bus	390270	389315	Mixed Use Policy Guidance Area	Reasonably foreseeable



Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
						depot. More likely and desirable if comprehensive development takes place but then has to be regarded as a long term site.				
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	390736	387062	Application not yet decided	More than likely
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	391275	388390	Predominantly residential area	More than likely
H27	Offerton High School, The Fairway	Housing	Offerton	75	2.5	The school is due to close in August 2012. It is a Major Existing Developed Site (MEDS) in the Green Belt, attached to the urban area, and occupies a prominent position adjoining the Goyt Valley. Redevelopment of the site is to be in accordance with a brief agreed by the Council.	392070	389440	MEDS	Reasonably foreseeable
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R4	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	6882sqm	0.179ha	New mixed use hotel development inc. Conference facilities, leisure suite and associated parking	389575	390089	DC043685 Grant 19/08/10	Reasonably foreseeable
R5	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	664sqm	0.172ha	Mixed use development comprising 155 residential units and 2 commercial units	389575	390089	DC025628 Grant 25/01/08	Reasonably foreseeable
R6	Town Centre, Kwik-Fit	Retail	Heaton Lane	2540.1sqm	0.27ha	Mixed use development comprising 110 bedroom hotel, 2191sq m of office floorspace and 35 apartments	389,055	390304	DC030870 Case not yet decided – ratified by committee on 13/11/08 subject to a s106 agreement.	Reasonably foreseeable
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	389,945	390839	DC040039 Grant 21/01/10.	More than likely
R8	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	713.5sqm A1, 185.8sqm A1 to A3	0.094ha	subdivision to create a 713.5sq.m A1 retail unit and a 185.8sqm A3 restaurant and cafe unit. Therefore as a subdivision the proposal	389,945	390839	DC043495 Grant 08/02/10.	Reasonably foreseeable

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
						introduces A3 use to the site and results in the loss of 185.5sqm A1 use				
R9	Town Centre, Rock Buildings, Mersey Square	Retail	Stockport	2254sqm	0.14ha	Conversion of the Rock Buildings and demolition and new build of previous extensions/outbuildings to form an 81 bedroom hotel	389,351	390333	DC040486 Grant Full Planning Permission 04/06/09.	Reasonably foreseeable
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	391932	388887	DC044143 Grant 17/01/11.	More than likely
R11	M60 Gateway	Retail	Land at Water Street	5574sqm gross	1.1ha	Two storey class A1 non-food retail/class D2 leisure development, with associated parking and ancillary facilities	389,890	391078	DC043981 Grant 29/07/10.	Reasonably foreseeable
R12	M60 Gateway	Retail	Land at Water Street	2860sqm A1 and 3150sqm hotel	1.2ha	Mixed use (non-food retail and hotel)	389,890	391078	DC044091 Grant 06/01/11.	Reasonably foreseeable
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	389494	389364	DC041892 Grant 20/04/10.	More than likely
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R16	Unit 1, Plot 3 Bramhall Moor Industrial Park, Pepper Road	Retail	Hazel Grove	1262sqm	0.4ha	Change of use from warehousing to a gymnastics facility	390,813	386828	DC044358 Grant 30/09/10.	Reasonably foreseeable
R17	Kings Reach, Yew Street	Retail	Heaton Mersey	9141.2sqm	0.4ha	Erection of six/seven story building to form 165 bedroom Hillton Garden Inn Hotel with business conference areas and basement and ground level parking	388,246	390172	DC041071 Grant 10/08/09.	Reasonably foreseeable
R18	Lancashire Hill, Manchester Road Retail Park	Retail	Stockport		3.172ha	External alterations to elevations and reconfiguration of existing floorspace to create eight new retail units (class A1) and improvements to the layout of the car park and service vehicle access	389402	391491	DC041835 Grant 17/12/09.	More than likely
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	389841	390826	DC047669 Application not yet decided	Near certain

## 2017 Optimistic Scenario Trafford

Reference	Site	Type	Floorspace (sqm)/ Dwellings	Site Status	Easting	Northing	Uncertainty by 2017
10049	Stamford Centre	Employment/Retail	1660	Expired	376902	387995	Near Certain
12049	Altrincham Saw Mills	Employment/Retail	628	Expired	3767750	3894890	Reasonably Foreseeable
10130	7-9 & 11 Springfield Road	Employment/Retail	829	Minded to Grant	376897	388189	Reasonably Foreseeable
10133	Altair Site	Employment/Retail	8471	Outline Planning Permission	377052	387978	Near Certain
10050	Land at 15-41 Railway Street	Employment/Retail	5312	Full Planning Permission	3767440	3876390	Reasonably Foreseeable
10052	JCB Ltd	Employment/Retail	2273	Full Planning Permission	3755400	3889680	Reasonably Foreseeable
10055	Jarvis House	Employment/Retail	735	Resolution To Approve	3762090	3891500	Near Certain
32133	Partington Wharfside	Employment/Retail	24047	Under Construction	3722200	3921170	Near Certain
40011	Progress House	Employment/Retail	1350	Full Planning Permission	377067	386704	Reasonably Foreseeable
60028	Petrol station and adjacent land at 499 Chester Road, Old Trafford	Employment/Retail	806	Resolution To Approve	3821230	3963610	Reasonably Foreseeable
70132	Manchester Utd Football Club	Employment/Retail	3976	Resolution To Approve	3806150	3964330	Reasonably Foreseeable
62015/00		Employment/Retail	912	Expired	382400	396300	Reasonably Foreseeable
60021	39 Talbot Road	Employment/Retail	3712	Expired	381496	396056	Reasonably Foreseeable
60012	Former Trafford Press	Employment/Retail	579	Full Planning Permission	382250	396553	Reasonably Foreseeable
60027	Land at Northumberland Road	Employment/Retail	2000	Full Planning Permission	382376	396496	Reasonably Foreseeable
62020	Jesse Oldfield Bakeries	Employment/Retail	1942	Resolution To Approve	381465	395533	Reasonably Foreseeable
60030	Trafford Town Hall	Employment/Retail	11019	Resolution To Approve	381009	395844	Near Certain
72094	Former Kratos Site	Employment/Retail	27870	Outline Planning Permission	377836	396412	Reasonably Foreseeable
72068	Trafford Park Bakery	Employment/Retail	3065	Full Planning Permission	3781180	3973200	Reasonably Foreseeable
72079	Electric Park	Employment/Retail	10921	Full Planning Permission	379458	395949	Reasonably Foreseeable
72103	Trinity Business Park	Employment/Retail	5537	Full Planning Permission	377568	397804	Reasonably Foreseeable
70025	Victoria Warehouse	Employment/Retail	15369	Lost To Other Uses	381097	396446	Reasonably Foreseeable
70026	Land at Warren Bruce Road	Employment/Retail	2971	Expired	379974	396939	Reasonably Foreseeable
70129	Land bound by Ashburton Road West	Employment/Retail	7644	Resolution To Approve	377119	397399	Reasonably Foreseeable
70131	Land at Mosley Road	Employment/Retail	16130	Available	379116	395800	Reasonably Foreseeable
72126	Sca hygiene products	Employment/Retail	19000	Under Construction	3786070	3978240	Reasonably Foreseeable
72127	Former sterling technology site	Employment/Retail	560	Resolution To Approve	379793	396157	Reasonably Foreseeable

Reference	Site	Type	Floorspace (sqm)/ Dwellings	Site Status	Easting	Northing	Uncertainty by 2017
CS E1	<i>Pomona island</i>	Employment/Retail			381980	396865	More than likely
CS E3	<i>Trafford park core</i>	Employment/Retail			378500	396500	More than likely
CS E4	<i>Trafford centre rectangle</i>	Employment/Retail			376930	396644	More than likely
CS E5	<i>Carrington</i>	Employment/Retail			374500	392500	More than likely
1177	Stamford brook,sinderland brook (part hou4)	Housing	90	Reserved matters	375851	389924	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part) hou4)	Housing	380	Reserved matters pp	375783	390179	Near Certain
1427	Land At Northumberland Road (Hou7)	Housing	193	Minded to grant	382378	396509	Reasonably Foreseeable
1429	Empress Mill,Empress Street	Housing	100	Full pp	382241	396616	Reasonably Foreseeable
1455	Trafford Press Site,Chester Road	Housing	116	Full planning permission	382250	396550	Reasonably Foreseeable
1468	Land At Ripon Crescent,Brompton Road	Housing	80	Full planning permission	377865	395193	Near Certain
1469	Petrol Station And Adj Land At,499 Chester Road	Housing	95	Full planning permission	382127	396362	Reasonably Foreseeable
1561	Orton Brook School Site,Oak Road	Housing	75		371275	390594	Reasonably Foreseeable
1542	L & M Site, Norman Road	Housing	243	UDP allocation	376060	388786	Reasonably Foreseeable
1547	Land At Cherry Lane	Housing	130		376287	390828	Reasonably Foreseeable
1565	Tamworth Court And Chorlton Rd (Land Fronting)	Housing	112		383202	396047	Reasonably Foreseeable
1572	Manor Avenue	Housing	100		376304	392097	Reasonably Foreseeable
1599	Woodfield House, Woodfield Road	Housing	174	UDP allocation	376353	388948	Reasonably Foreseeable
1610	Land Adjacent To Manchester Ship Canal	Housing	550	Outline planning permission	371103	391625	Reasonably Foreseeable
1845	Land off Broadway	Housing	80	Minded to Grant	375577	395905	Reasonably Foreseeable
CS H1	<i>Pomona Island</i>	Housing	800		381729	396646	More than likely
CS H2	<i>Trafford Wharfside</i>	Housing	900		380483	396817	More than likely
CS H3	<i>LCCC</i>	Housing	400	None	380928	395685	More than likely
CS H4	<i>Trafford Centre Rectangle</i>	Housing	1050	None	376205	397260	More than likely
CS H5	<i>Carrington</i>	Housing	1560		373184	392392	More than likely



## **Appendix A3**

### **2017 ‘Pessimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**

## 2017 Pessimistic Scenario Cheshire East

Reference	Site	Type	Location	Description	Dwellings/Floorspace (sqm)	Easting	Northing	Plan Status	Uncertainty by 2017
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	Edge of centre redevelopment site	1,560 sqm food retail	375500	378483	Permission granted	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	Surplus hospital land	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	390977	373935	Site under construction - Permission granted	Near certain
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	Former school site	123 dwellings	389080	373747	First phases under construction (only 37 still left to build)	Near certain
24	Ingersley Vale	Housing	Bollington	Underused industrial site	66 dwellings	394231	377362	Site under construction - Permission granted	Near certain
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	Brownfield town centre site	576sqm A1	391525	373809	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses.	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	Brownfield out of centre retail park unit	3179sqm gross, 1683sqm net A1	391509	371165	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	Brownfield out of centre retail park unit	560sqm A1	391409	371133	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	Brownfield out of centre retail park unit	1352sqm gross, 720 sqm net A1	391448	371120	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	Erection of research building	6256 gross	384737	375562	Permission granted	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	Demolition of existing buildings and erection of two new office buildings	2380 gross / 1180 net	376150	379507	Permission granted	Near certain
32	Land at Mottram Way	Employment	Macclesfield	Erection of two new buildings (phase 3) comprising six single storey units	1903 gross / 654 net	392086	374855	Permission granted	Near certain
33	Rupert House	Employment	London Road South, Poynton	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	2522	391660	382521	Under construction, all buildings but final office suite are complete	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	1005 gross / 732 net	384897	381293	Permission granted	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	1520	384410	380995	Under construction at present	Near certain

2017 Pessimistic Scenario High Peak

Reference	Site	Type	Location	Description	Dwellings/Floorspace (sqm)	Easting	Northing	Plan Status	Uncertainty by 2017
E1	Morrisons extension	Employment/Retail	Buxton	Extension to existing supermarket	1253	406575	372959	Near certain	Near certain
E4	Tesco	Employment/Retail	Whaley Bridge	Extension to existing supermarket	1249	401291	382103	Near certain	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Mixed-use scheme including A1 (food and non-food), A3 and A4.	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	403545	393983	Near certain	Near certain
E6	Staden Lane	Employment/Retail	Buxton	Proposed chill store extension, pallet storage, office, canteen & staff facilities	B8 - 1168	407026	371986	Near certain	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	Extension to the NE corner of the main industrial building	B2 – 12,160	401746	394826	Near certain	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	Construction of bottling plant and warehousing	B2 – 23,865	407970	375375	Near certain	Near certain

## 2017 Pessimistic Scenario Manchester City

Reference	Site	Type	Comments/Location/Planning Status	Net Increase in Area / Number of dwellings	Easting	Northing	Uncertainty by 2017
H1	Sites at former Withington Hospital, West Didsbury	Housing	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	299	381767	394489	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	Housing site under construction. Approx 50 units still to be completed	50	380633	389778	Complete
H3	Styal Road, Woodhouse Park	Housing	Housing site partially complete. 147 units in total.	14 house, 135 apartments	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50-70 units.	67	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	Housing site under construction. 88 units.	88	381721	386363	Near Certain
H10	Tuffley Road, Rodborough Road	Housing	Planning Permission for 68 units	68	381024	387353	Near Certain
E4	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	Planning Permission for 15,000sqm of office development	15,000 sqm / 30 ha	380548	385200	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	B1 - 73,000m2, B2, B8, A1, C1, C3	381779	385654	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	To be identified as part of a strategic location in the Core Strategy		383379	385010	20 % Near Certain (office application) 80 % Reasonably Foreseeable (Airport City)
E8	New District Centre Baguley	Employment/Retail	Identified in the draft Core Strategy	A1, A2, A3, B1, C1,C2,C3	380288	389394	Reasonably Foreseeable
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	Submitted Planning application and funding in place	0.540338 ha	382770	387124	Near Certain
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	Under construction for B1 offices.	3,120 sqm / 0.39 ha	382838	387328	Near Certain
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	Planning permission for B1	20,169 sqm / 3.04 ha	383463	392501	Nearly certain
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	Planning permission for B1	6206 sqm / 0.94 ha	382713	387187	Nearly Certain



Reference	Site	Type	Comments/Location/Planning Status	Net Increase in Area / Number of dwellings	Easting	Northing	Uncertainty by 2017
E16	Private Hospital @ Didsbury Point	Employment/Retail	Planning permission	15,500m2	383580	392651	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	Planning Permission	4385 / 1.75 ha	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail		7064m2	383662	389062	Near Certain

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## 2017 Pessimistic Scenario Stockport

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	395025	388354	Under construction	Near certain
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R18	Lancashire Hill, Manchester Road Retail Park	Retail	Stockport		3.172ha	External alterations to elevations and reconfiguration of existing floorspace to create eight new retail units (class A1) and improvements to the layout of the car park and service vehicle access	389402	391491	DC041835 Grant 17/12/09.	More than likely
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of	389841	390826	DC047669 Application not yet decided	Near certain

Reference	Site	Type	Location	Dwellings/ Floorspace (sqm)	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2017
				sales area		existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer				

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2017 Pessimistic Scenario Trafford

Reference	Site	Type	Site Status	Floorspace/ Dwellings (sqm)	Easting	Northing	Uncertainty by 2017
10049	Stamford Centre	Employment/Retail	Expired	1660	376902	387995	Near Certain
10133	Altair Site	Employment/Retail	Outline Planning Permission	8471	377052	387978	Near Certain
10055	Jarvis House	Employment/Retail	Resolution To Approve	735	3762090	3891500	Near Certain
32133	Partington Wharfside	Employment/Retail	Under Construction	24047	3722200	3921170	Near Certain
60030	Trafford Town Hall	Employment/Retail	Resolution To Approve	11019	381009	395844	Near Certain
1177	Stamford brook,sinderland brook (part hou4)	Housing	Reserved matters	90	375851	389924	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part) hou4)	Housing	Reserved matters pp	380	375783	390179	Near Certain
1468	Land At Ripon Crescent,Brompton Road	Housing	Full planning permission	80	377865	395193	Near Certain

# **Appendix A4**

## **2032 ‘Core’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**

## 2032 Core Scenario Cheshire East Council

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	392261	375965	Allocated with permission	Near certain
3	Tytherington Business Park Phase 3	Retail	Springwood Way / Manchester Road, Macclesfield	25,618 sqm office plus 100 bed hotel	Greenfield allocated site. Planning consent principally for B1 uses with an element of C1.	391827	376019	Allocated with permission	Near certain
4	Land off Albert Road	Employment	Albert Road, Bollington	6,782 sqm industrial units	Greenfield allocated sites	392128	377795	Greenfield allocated site with planning permission	Near certain
6	Wilmslow Office Park	Employment	Stamford Lodge, Altrincham Road, Wilmslow	Circa 22,000 sqm office space	Cleared redevelopment site in the Green Belt.	383038	382475	Planning consent for B1a office park on 3.6 ha of the site	Near certain
7	Land to rear of Handforth Dean Retail Park	Employment	Lower Meadow Road, Handforth	Potential circa 20,000 sqm office space	Greenfield site	386222	383623	Outline consent for B1 units	Near certain
8	Handforth Dean Business Park	Employment	Epsom Avenue, Handforth	13,740 sqm office space	Two sites in existing industrial estate	386316	383985	Planning consent for B1a offices	Near certain
9	Parkgate Industrial Estate extension	Employment	Haig Road / Mobberley Road, Knutsford	Potential circa 30,000 sqm industrial and office	Allocated for B1/B2/B8 but constrained by access. New access from Mobberley Road now in place but requires a tunnel under railway to connect the site	376677	379763	Allocated site with outline consent for industrial estate extension	Near certain
10	Additional expansion land at Parkgate Industrial Estate	Employment	Haig Road / Mobberley Road, Knutsford	32,762 sqm industrial and office	Additional allocation for B1/B2/B8 to help overcome viability issues associated with cost of new access to Parkgate extension	376462	379945	Allocated site with submitted application (decision pending)	More than likely
11	Macclesfield Town Centre Redevelopment	Employment	Macclesfield	Estimated net gains: Circa 25,000 sqm A1 /A2 uses (predominantly A1); 3000 sqm A3/A4/A5; 2000 sqm B1a; 8 screen cinema plus 100 dwellings	Large town centre redevelopment scheme. Revised scheme likely to differ from existing application - masterplanning exercise will review development. Floorspace figures have been estimated accordingly	391693	373351	Decision on outline planning application deferred pending revisions to the scheme	More than likely
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	375500	378483	Permission granted	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	390977	373935	Site under construction - Permission granted	Near certain
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	123 dwellings	Former school site	389080	373747	First phases under construction (only 37 still left to build)	Near certain
22	Cheshire Mills	Housing	Disley	160 dwellings	Underused industrial site	398270	384846	Permission granted	Near certain
23	Vernon County Infant School	Housing	Bulkely Road, Poynton	73 dwellings	Former school site	392163	383385	Permission granted	Near certain
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	394231	377362	Site under construction - Permission granted	Near certain
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	391525	373809	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1,	Near certain

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
								A2, A3, A4, A5 and B1 uses.	
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	391509	371165	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	391409	371133	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	391448	371120	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	384737	375562	Permission granted	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	376150	379507	Permission granted	Near certain
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	392086	374855	Permission granted	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	391660	382521	Under construction, all buildings but final office suite are complete	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	384897	381293	Permission granted	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	384410	380995	Under construction at present	Near certain



## 2032 Core Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H1	Granby Road	Housing	Buxton	104		407280	373200	Outline consent	Near certain
H2	Dale Lane	Housing	Buxton	221	Site requires development of Fairfield Link Road which is likely to delay the scheme	407290	373960	Extant outline consent	Near certain
H4	Former college site, Harpur Hill	Housing	Buxton	105		406720	370969	Allocation	Near certain
H6	Charlestown Works	Housing	Glossop	100	SHLAA site on industrial land	403360	393010	SHLAA site. Application currently under consideration	Near certain
H7	Forge Works	Housing	Chinley	200	SHLAA site on industrial land	404385	382136	SHLAA site, recent pre-application discussions and public consultation	Near certain
H8	Federal Mogul	Housing	Chapel-en-le-Frith	200	Potential mixed-use scheme with housing	405860	381180	Employment land in Local Plan but with a recently adopted Interim Planning Statement that would enable mixed-use redevelopment	Near certain
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	406575	372959	Full planning consent	Near certain
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	401291	382103	Full planning consent	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	403545	393983	Full planning consent	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	407026	371986	Full planning consent	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	401746	394826	Full planning consent	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	407970	375375	Full planning consent	Near certain
E9	Waterswallows Road	Employment/Retail	Buxton	3717	mixed use general industrial, storage and distribution	408090	375070	Outline consent	Near certain
E10	Bowden Lane	Employment/Retail	Chapel-en-le-Frith	5700	Industrial units	406341	381281	Outline consent	Near certain



## 2032 Core Scenario Manchester City

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
H1	Sites at former Withington Hospital, West Didsbury	Housing	299	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	381767	394489	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	50	Housing site under construction. Approx 50 units still to be completed	380633	389778	Near Certain
H3	Styal Road, Woodhouse Park	Housing	14 house, 135 apartments	Housing site partially complete. 147 units in total.	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	67	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50- 70 units.	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	88	Housing site under construction. 88 units.	381721	386363	Near Certain
H6	Former school site at Darley Avenue, Chorlton Park	Housing	86	Land identified in SHLAA as suitable for housing provision. Could provide 86 units.	381148	393899	Near Certain
H7	MMU Campus Didsbury East	Housing	188	Land identified in SHLAA as suitable for housing provision. Could provide 188 units. MMU aim to consolidate on a site in Hulme	384841	390563	Near Certain
H8	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
H9	East of Rowlandsway, Sharton	Housing	90	Land identified in SHLAA as suitable for housing provision as part of a reconfiguration/ redevelopment of areas within Wythenshawe Town Centre. Could provide 90 units	382867	386916	Near Certain
H10	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
E1	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	175 ha	Existing Airport Operation Area identified in the City of Manchester UDP	381233	386333	Near Certain
E2	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail			383989	385022	Near Certain
E3	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	B1- 20,000m2, B8 - 32,000m2 & B2, C1	Proposed Airport Operation Area identified as a draft Strategic Site in the Core Strategy.	380428	384538	Near Certain
E4	Airport City approximately 30ha (predominantly proposed for B1	Employment/Retail	15,000 sqm / 30 ha	Planning Permission for 15,000sqm of office development	380548	385200	100% Near Certain

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
	business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park						
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	B1 - 73,000m2, B2, B8, A1, C1, C3	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	381779	385654	100% Near Certain
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail		To be identified as part of a strategic location in the Core Strategy	383379	385010	100% Near Certain
E7	Health Zone (development of core hospital uses such as patient wards and hospital theatres, and core plus uses such as research and education) at Wythenshawe Hospital	Employment/Retail	D1, C1, C2	To be identified as part of a strategic location in the Core Strategy	380400	387500	Near Certain
E80	New District Centre Baguley	Employment/Retail	A1, A2, A3, B1, C1,C2,C3	Identified in the draft Core Strategy	380288	389394	Near Certain
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	0.540338 ha	Submitted Planning application and funding in place	382770	387124	Near Certain
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	3,120 sqm / 0.39 ha	Under construction for B1 offices.	382838	387328	Near Certain
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	20,169 sqm / 3.04 ha	Planning permission for B1	383463	392501	Near certain
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	6206 sqm / 0.94 ha	Planning permission for B1	382713	387187	Near Certain
E16	Private Hospital @ Didsbusry Point	Employment/Retail	15,500m2	Planning permission	383580	392651	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	4385 / 1.75 ha	Planning Permission	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail	7064m2		383662	389062	Near Certain

## 2032 Core Scenario Stockport

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
E5	Land at Pepper Road	Employment	Pepper Road, Hazel Grove	500sqm light industrial	1.01Ha	Development of light industrial unit	391020	386720	Full permission in Employment Area	More than likely
E6	Lawnhurst Business Park	Employment	Thales, Ashurst Drive, Cheadle Heath	3345sqm B1 office	0.87Ha	Office extension at existing use	387789	388191	Full permission in employment area	More than likely
E7	Kings Vallley	Employment	Yew Street, Stockport	12555sqm B1 office	2.54Ha	Permission for a number of units in an allocated site close to M60 Jct.1	388139	390049	Full permission in employment area	Near certain
E9	Battersea Road Business Park	Employment	Battersea Road, Heaton Mersey	4479sqm B1 office	1.24Ha	Office development at vacant site	386550	390079	Full permission in employment area	Near certain
E11	Stockport Town Centre	Employment	Town Centre Area	65000sqm B1 office		Major focus for future office development in borough over a number of sites in the town centre. Estimated floorspace. (Easting/Northing given is for one particular site in the town centre).	389590	390250	Sites to be allocated through LDF process, however such development in the town centre is likely to be acceptable in policy.	More than likely
E12	Bredbury Parkway	Employment		22500sqm B2/B8	7Ha	A number of different sites in this large employment area have potential for (re)development. This is an estimated total area and floorspace for what will primarily be B2 and B8 uses. (Easting/Northing given is for one particular site in the employment area).	392575	392512	Variety of vacant sites and permissions within and permissions	More than likely
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	389119	393678	Under construction	Near certain
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79	395025	388354	Under construction	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
						dwellings.				
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	388339	388720	Allocated housing site	Near certain
H5	Land at Midland Rd / Geneva Rd	Housing	Bramhall	163	5	Development of landfill site - 163 managed flats comprising one 3/4 storey and four 3 storey blocks of flats (139 x 2 bed units - 30 AH) & one 3 storey block of 24 sheltered flats for elderly persons (15 x 2 bed and 9 x 1 bed).	388982	387378	Application not yet decided	Near certain
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	385216	389011	Full planning permission	Near certain
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.	396550	390760	Application not yet decided	Near certain
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	389515	389410	Outline planning permission	Near certain
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	389950	390240	Full planning permission	Near certain
H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	391670	388580	Predominantly residential area	Near certain
H13	Hopes Carr Phase 2 / Covent Garden sites	Housing	Town Centre	120	2.64	Masterplan for wider Covent Garden area approved Dec 09 with indicative total of 270 additional units including development of this car park / vacant site and refurbishment of existing flats. See also site 247 in particular.	389900	390170	Town Centre area	More than likely



Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H15	Oakwood Mills, Oakwood Road	Housing	Romiley	150	4.3	Site put forward during SHLAA Call for Sites exercise. Used scheme submitted during UDP review to estimate capacity. 90 houses and 60 flats in 4 three storey blocks (5 flats on each floor).	394460	390525	Predominantly residential area	More than likely
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	387895	392455	Predominantly residential area	Near certain
H24	Bus depot and adjacent works buildings, Charles St	Housing	Heaviley	75	1.87	Bus depot in use. Adjoining warehouse largely vacant. Unlikely that works/warehouse part of site will be development without bus depot. More likely and desirable if comprehensive development takes place but then has to be regarded as a long term site.	390270	389315	Mixed Use Policy Guidance Area	More than likely
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	390736	387062	Application not yet decided	Near certain
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	391275	388390	Predominantly residential area	Near certain
H27	Offerton High School, The Fairway	Housing	Offerton	75	2.5	The school is due to close in August 2012. It is a Major Existing Developed Site (MEDS) in the Green Belt, attached to the urban area, and occupies a prominent position adjoining the Goyt Valley. Redevelopment of the site is to be in accordance with a brief agreed by the Council.	392070	389440	MEDS	More than likely
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R4	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	6882sqm	0.179ha	New mixed use hotel development inc. Conference facilities, leisure suite and associated parking	389575	390089	DC043685 Grant 19/08/10	More than likely

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
R5	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	664sqm	0.172ha	Mixed use development comprising 155 residential units and 2 commercial units	389575	390089	DC025628 Grant 25/01/08	More than likely
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	389,945	390839	DC040039 Grant 21/01/10.	Near certain
R9	Town Centre, Rock Buildings, Mersey Square	Retail	Stockport	2254sqm	0.14ha	Conversion of the Rock Buildings and demolition and new build of previous extensions/outbuildings to form an 81 bedroom hotel	389,351	390333	DC040486 Grant Full Planning Permission 04/06/09.	More than likely
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	391932	388887	DC044143 Grant 17/01/11.	Near certain
R11	M60 Gateway	Retail	Land at Water Street	5574sqm gross	1.1ha	Two storey class A1 non-food retail/class D2 leisure development, with associated parking and ancillary facilities	389,890	391078	DC043981 Grant 29/07/10.	More than likely
R12	M60 Gateway	Retail	Land at Water Street	2860sqm A1 and 3150sqm hotel	1.2ha	Mixed use (non-food retail and hotel)	389,890	391078	DC044091 Grant 06/01/11.	More than likely
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	389494	389364	DC041892 Grant 20/04/10.	Near Certain
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R18	Lancashire Hill, Manchester Road Retail Park	Retail	Stockport		3.172ha	External alterations to elevations and reconfiguration of existing floorspace to create eight new retail units (class A1) and improvements to the layout of the car park and service vehicle access	389402	391491	DC041835 Grant 17/12/09.	More than likely
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	389841	390826	DC047669 Application not yet decided	Near Certain



2032 Core Scenario Trafford

Reference	Site	Type	Floorspace (sqm) / Dwellings	Site Status	Easting	Northing	Uncertainty by 2032
10049	Stamford Centre	Employment/Retail	1660	Expired	376902	387995	Near Certain
10133	Altair Site	Employment/Retail	8471	Outline Planning Permission	377052	387978	Near Certain
10055	Jarvis House	Employment/Retail	735	Resolution To Approve	3762090	3891500	Near Certain
32133	Partington Wharfside	Employment/Retail	24047	Under Construction	3722200	3921170	Near Certain
60030	Trafford Town Hall	Employment/Retail	11019	Resolution To Approve	381009	395844	Near Certain
CS E1	Pomona Island	Employment/Retail			381980	396865	Near Certain
CS E3	Trafford Park Core	Employment/Retail			378500	396500	Near Certain
CS E4	Trafford Centre Rectangle	Employment/Retail			376930	396644	Near Certain
CS E5	Carrington	Employment/Retail			374500	392500	Near Certain
1177	Stamford brook,sinderland brook (part hou4)	Housing	90	Reserved matters	375851	389924	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part hou4)	Housing	380	Reserved matters pp	375783	390179	Near Certain
1468	Land at ripon crescent,brompton road	Housing	80	Full planning permission	377865	395193	Near Certain
CS H1	Pomona island	Housing	800		381729	396646	Near Certain
CS H2	Trafford wharfside	Housing	900		380483	396817	Near Certain
CS H3	Lccc	Housing	400	None	380928	395685	Near Certain
CS H4	Trafford centre rectangle	Housing	1050	None	376205	397260	Near Certain
CS H5	Carrington	Housing	1560		373184	392392	Near Certain

# **Appendix A5**

## **2032 ‘Optimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**

## 2032 Optimistic Scenario Cheshire East Council

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
1	South Macclesfield Development Area plus Moss Rose Ground	Retail	London Road / Congleton Road, Macclesfield	Potential estimated circa 8,000 sqm food retail; 1,000 sqm car showroom; 10,000 seat stadium (replacement for existing Moss Rose Ground); 70,000 sqm industrial / commercial plus 500 dwellings.	Large greenfield site allocated in Local Plan for B1, B2, B8 development. Significant development constraints. Development required to provide 'South Macclesfield Distributor Road' linking A523 and A536 south of Macclesfield. New masterplanning exercise may review development mix.	391059	371520	Allocated for employment but constraints mean that mixed-use may be required to improve viability	Reasonably foreseeable
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	392261	375965	Allocated with permission	Near certain
3	Tytherington Business Park Phase 3	Retail	Springwood Way / Manchester Road, Macclesfield	25,618 sqm office plus 100 bed hotel	Greenfield allocated site. Planning consent principally for B1 uses with an element of C1.	391827	376019	Allocated with permission	Near certain
4	Land off Albert Road	Employment	Albert Road, Bollington	6,782 sqm industrial units	Greenfield allocated sites	392128	377795	Greenfield allocated site with planning permission	Near certain
5	61MU Site	Employment	Stanley Green Industrial Estate, Handforth	Potential circa 60,000 sqm B1a	Large brownfield site allocated for flagship B1 development. Currently has temporary consent for airport car parking until 31/03/2010	386500	383984	Allocated site for flagship B1a development. Currently in use as airport car parking facility	Reasonably foreseeable
6	Wilmslow Office Park	Employment	Stamford Lodge, Altrincham Road, Wilmslow	Circa 22,000 sqm office space	Cleared redevelopment site in the Green Belt.	383038	382475	Planning consent for B1a office park on 3.6 ha of the site	Near certain
7	Land to rear of Handforth Dean Retail Park	Employment	Lower Meadow Road, Handforth	Potential circa 20,000 sqm office space	Greenfield site	386222	383623	Outline consent for B1 units	Near certain
8	Handforth Dean Business Park	Employment	Epsom Avenue, Handforth	13,740 sqm office space	Two sites in existing industrial estate	386316	383985	Planning consent for B1a offices	Near certain
9	Parkgate Industrial Estate extension	Employment	Haig Road / Mobberley Road, Knutsford	Potential circa 30,000 sqm industrial and office	Allocated for B1/B2/B8 but constrained by access. New access from Mobberley Road now in place but requires a tunnel under railway to connect the site	376677	379763	Allocated site with outline consent for industrial estate extension	Near certain
10	Additional expansion land at Parkgate Industrial Estate	Employment	Haig Road / Mobberley Road, Knutsford	32,762 sqm industrial and office	Additional allocation for B1/B2/B8 to help overcome viability issues associated with cost of new access to Parkgate extension	376462	379945	Allocated site with submitted application (decision pending)	More than likely
11	Macclesfield Town Centre Redevelopment	Employment	Macclesfield	Estimated net gains: Circa 25,000 sqm A1 /A2 uses (predominantly A1); 3000 sqm A3/A4/A5; 2000 sqm B1a; 8 screen cinema plus 100 dwellings	Large town centre redevelopment scheme. Revised scheme likely to differ from existing application - masterplanning exercise will review development. Floorspace figures have been estimated accordingly	391693	373351	Decision on outline planning application deferred pending revisions to the scheme	More than likely
12	Dairy House Lane	Leisure	Dairy House Lane, Handforth	N/A	Potential for new golf course, playing fields and additional tennis facilities	386966	383482	Green Belt site allocated for outdoor recreation in Local Plan	Reasonably foreseeable

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	375500	378483	Permission granted	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	390977	373935	Site under construction - Permission granted	Near certain
15	Handforth Hall White Land	Housing	South of Coppice Way, Handforth	Potential estimated circa 300 dwellings	Greenfield land	386683	383160	Safeguarded land for future development	Reasonably foreseeable
16	Adlington Road White Land	Housing	Adlington Road, Wilmslow	Potential estimated circa 400 dwellings	Greenfield land	386907	381619	Safeguarded land for future development	Reasonably foreseeable
17	Ilfords Site	Housing	Mobberley	Potential estimated circa 300 dwellings	Underused industrial site	378143	380223	Allocated employment land	Reasonably foreseeable
18	Cattle Market & Car Park	Retail	Chelford	Potential estimated circa 170 dwellings	Agricultural market	381405	375001	Allocated employment land	Reasonably foreseeable
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	123 dwellings	Former school site	389080	373747	First phases under construction (only 37 still left to build)	Near certain
20	TA Centre	Housing	Chester Road, Macclesfield	87 dwellings	Former TA Barracks	390625	373598	Permission granted	Reasonably foreseeable
21	Gradus	Housing	Park Lane, Macclesfield	85 dwellings		391975	373174	Permission granted	Reasonably foreseeable
22	Cheshire Mills	Housing	Disley	160 dwellings	Underused industrial site	398270	384846	Permission granted	Near certain
23	Vernon County Infant School	Housing	Bulkely Road, Poynton	73 dwellings	Former school site	392163	383385	Permission granted	Near certain
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	394231	377362	Site under construction - Permission granted	Near certain
25	Haulage Depot	Housing	Gunco Lane, Macclesfield	124 dwellings	Former depot	392237	372606		Reasonably foreseeable
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	391525	373809	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses.	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	391509	371165	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	391409	371133	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	391448	371120	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	384737	375562	Permission granted	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	376150	379507	Permission granted	Near certain

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	392086	374855	Permission granted	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	391660	382521	Under construction, all buildings but final office suite are complete	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	384897	381293	Permission granted	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	384410	380995	Under construction at present	Near certain



## 2032 Optimistic Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floors pace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H1	Granby Road	Housing	Buxton	104		407280	373200	Outline consent	Near certain
H2	Dale Lane	Housing	Buxton	221	Site requires development of Fairfield Link Road which is likely to delay the scheme	407290	373960	Extant outline consent	Near certain
H3	Hogshaw	Housing	Buxton	105	Site requires development of Fairfield Link Road which is likely to delay the scheme	406340	374190	Allocation	Reasonably foreseeable
H4	Former college site, Harpur Hill	Housing	Buxton	105		406720	370969	Allocation	Near certain
H5	Crossings Road	Housing	Chapel-en-le-Frith	105	SHLAA site in the countryside.	404780	380530	Recent application refused. Appeal expected.	Reasonably foreseeable
H6	Charlestown Works	Housing	Glossop	100	SHLAA site on industrial land	403360	393010	SHLAA site. Application currently under consideration	Near certain
H7	Forge Works	Housing	Chinley	200	SHLAA site on industrial land	404385	382136	SHLAA site, recent pre-application discussions and public consultation	Near certain
H8	Federal Mogul	Housing	Chapel-en-le-Frith	200	Potential mixed-use scheme with housing	405860	381180	Employment land in Local Plan but with a recently adopted Interim Planning Statement that would enable mixed-use redevelopment	Near certain
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	406575	372959	Full planning consent	Near certain
E2	Nestle, Station Road	Employment/Retail	Buxton	Supermarket – 6498 Non food A1, A3, A4 - 991	Potential mixed-use scheme including A1 (new supermarket and non-food) A3 and A4	406085	373868	Pre-application discussions and public consultation	Reasonably foreseeable
E3	Hogs Yard	Employment/Retail	Whaley Bridge	n/a	Mixed-use scheme including non-food retail and A3	401396	382119	Outline consent	Reasonably foreseeable
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	401291	382103	Full planning consent	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	403545	393983	Full planning consent	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	407026	371986	Full planning consent	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	401746	394826	Full planning consent	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	407970	375375	Full planning consent	Near certain
E9	Waterswallows Road	Employment/Retail	Buxton	3717	mixed use general industrial, storage and distribution	408090	375070	Outline consent	Near certain
E10	Bowden Lane	Employment/Retail	Chapel-en-le-Frith	5700	Industrial units	406341	381281	Outline consent	Near certain
E11	Rossington Park	Employment/Retail	Hadfield	Unknown		401580	396580	Employment land designation. Outline approval for B1, B2, B8	Reasonably foreseeable



Reference	Site	Type	Location	Dwellings/Floors pace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
E12	Bridge Mills	Employment/Retail	Tintwistle	Unknown		401920	396910	Employment land designation. Full approval but no willing developer at present	Reasonably foreseeable
E13	Wren Nest Road	Employment/Retail	Glossop	Unknown		402620	394360	Employment land designation	Reasonably foreseeable
E14	Land off Glossop Road, Gamesley	Employment/Retail	Glossop	Unknown		401336	394171	Employment land designation	Reasonably foreseeable
E15	Land off Sheffield Road	Employment/Retail	Chapel-en-le-Frith	Unknown		406420	381120	Employment land designation	Reasonably foreseeable
E16	Land off Bowden Lane,	Employment/Retail	Chapel-en-le-Frith	unknown		406320	381260	Employment land designation	Reasonably foreseeable
E17	Land north of Bingswood Industrial Estate	Employment/Retail	Whaley Bridge	Unknown		401340	381960	Employment land designation	Reasonably foreseeable
E18	Land at Tongue Lane	Employment/Retail	Buxton	Unknown		407470	373400	Employment land designation	Reasonably foreseeable
E19	Land at Staden Lane	Employment/Retail	Buxton	Unknown		407140	372080	Employment land designation	Reasonably foreseeable
E20	Land at Hoffman Quarry	Employment/Retail	Buxton	Unknown		406230	370720	Employment land designation	Reasonably foreseeable

## 2032 Optimistic Scenario Manchester City

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
H1	Sites at former Withington Hospital, West Didsbury	Housing	299	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	381767	394489	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	50	Housing site under construction. Approx 50 units still to be completed	380633	389778	Near Certain
H3	Styal Road, Woodhouse Park	Housing	14 house, 135 apartments	Housing site partially complete. 147 units in total.	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	67	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50-70 units.	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	88	Housing site under construction. 88 units.	381721	386363	Near Certain
H6	Former school site at Darley Avenue, Chorlton Park	Housing	86	Land identified in SHLAA as suitable for housing provision. Could provide 86 units.	381148	393899	Near Certain
H7	MMU Campus Didsbury East	Housing	188	Land identified in SHLAA as suitable for housing provision. Could provide 188 units. MMU aim to consolidate on a site in Hulme	384841	390563	Near Certain
H8	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
H9	East of Rowlandsway, Sharton	Housing	90	Land identified in SHLAA as suitable for housing provision as part of a reconfiguration/ redevelopment of areas within Wythenshawe Town Centre. Could provide 90 units	382867	386916	Near Certain
H10	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
E1	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	175 ha	Existing Airport Operation Area identified in the City of Manchester UDP	381233	386333	Near Certain
E2	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail			383989	385022	Near Certain
E3	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	B1- 20,000m2, B8 - 32,000m2 & B2, C1	Proposed Airport Operation Area identified as a draft Strategic Site in the Core Strategy.	380428	384538	Near Certain
E4	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with	Employment/Retail	15,000 sqm / 30 ha	Planning Permission for 15,000sqm of office development	380548	385200	100% Near Certain

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
	complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park						
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	B1 - 73,000m2, B2, B8, A1, C1, C3	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	381779	385654	100% Near Certain
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail		To be identified as part of a strategic location in the Core Strategy	383379	385010	100% Near Certain
E7	Health Zone (development of core hospital uses such as patient wards and hospital theatres, and core plus uses such as research and education) at Wythenshawe Hospital	Employment/Retail	D1, C1, C2	To be identified as part of a strategic location in the Core Strategy	380400	387500	Near Certain
E8	New District Centre Baguley	Employment/Retail	A1, A2, A3, B1, C1,C2,C3	Identified in the draft Core Strategy	380288	389394	Near Certain
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	0.540338 ha	Submitted Planning application and funding in place	382770	387124	Near Certain
E10	1.16ha Office Allocation with vacant plots remaining undeveloped at Simons Way/Shadowmoss Road	Employment/Retail	1.16 ha	Office allocation within the City of Manchester UDP.	383632	386040	Reasonably Foreseeable
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	3,120 sqm / 0.39 ha	Under construction for B1 offices.	382838	387328	Near Certain
E12	1.46ha Office allocation at Princess Road/ Barlow Moor Road	Employment/Retail	1.46 ha	Allocated site within the City of Manchester UDP. Partially developed but has remaining development potential.	383359	392175	Reasonably foreseeable
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	20,169 sqm / 3.04 ha	Planning permission for B1	383463	392501	Nearly certain
E14	1.57ha Office allocation at Parrswood	Employment/Retail	1.57 ha	Allocated site within the City of Manchester UDP.	385642	390559	Reasonably Foreseeable
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	6206 sqm / 0.94 ha	Planning permission for B1	382713	387187	Nearly Certain
E16	Private Hospital @ Didsbury Point	Employment/Retail	15,500m2	Planning permission	383580	392651	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	4385 / 1.75 ha	Planning Permission	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail	7064m2		383662	389062	Near Certain

## 2032 Optimistic Scenario Stockport

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
E5	Land at Pepper Road	Employment	Pepper Road, Hazel Grove	500sqm light industrial	1.01Ha	Development of light industrial unit	391020	386720	Full permission in Employment Area	More than likely
E6	Lawnhurst Business Park	Employment	Thales, Ashurst Drive, Cheadle Heath	3345sqm B1 office	0.87Ha	Office extension at existing use	387789	388191	Full permission in employment area	More than likely
E7	Kings Valley	Employment	Yew Street, Stockport	12555sqm B1 office	2.54Ha	Permission for a number of units in an allocated site close to M60 Jct.1	388139	390049	Full permission in employment area	Near certain
E9	Battersea Road Business Park	Employment	Battersea Road, Heaton Mersey	4479sqm B1 office	1.24Ha	Office development at vacant site	386550	390079	Full permission in employment area	Near certain
E10	Gorsey Bank	Employment	Gorsey Bank Road, Stockport	25000sqm B1 office/light industrial	6.9Ha	Vacant allocated site in M60 Gateway area. Estimated floorspace	387550	389850	Allocated employment site	Reasonably foreseeable
E11	Stockport Town Centre	Employment	Town Centre Area	65000sqm B1 office		Major focus for future office development in borough over a number of sites in the town centre. Estimated floorspace. (Easting/Northing given is for one particular site in the town centre).	389590	390250	Sites to be allocated through LDF process, however such development in the town centre is likely to be acceptable in policy.	More than likely
E12	Bredbury Parkway	Employment		22500sqm B2/B8	7Ha	A number of different sites in this large employment area have potential for (re)development. This is an estimated total area and floorspace for what will primarily be B2 and B8 uses. (Easting/Northing given is for one particular site in the employment area).	392575	392512	Variety of vacant sites and permissions within and permissions	More than likely
E13	Woodford	Housing	Former BAE site	900 dwellings (now only limited ancillary development)	25 Ha	Mixed use site, current uncertainty over the employment land / housing split, assuming 'Option 3'.	390,800	382,700	Vacant site subject to SPD at present (2011) Final outcome unknown - figures included here are based on updated information from Jim McMahon	More than likely



Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
E14	Pepper Road Industrial Estate	Employment	Factory Road, off Pepper Road, Hazel Grove	9000sqm	2.60Ha	Vacant site in employment area	390050	386550	Allocated employment area	Reasonably foreseeable
E15	Melford Road Employment Area	Employment	Melford Road, Hazel Grove	15000sqm B1/B2/B8	4.47 Ha	Vacant employment area	392690	386320	Allocated site in UDP	Reasonably foreseeable
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	389119	393678	Under construction	Near certain
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	395025	388354	Under construction	Near certain
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	388339	388720	Allocated housing site	Near certain
H5	Land at Midland Rd / Geneva Rd	Housing	Bramhall	163	5	Development of landfill site - 163 managed flats comprising one 3/4 storey and four 3 storey blocks of flats (139 x 2 bed units - 30 AH) & one 3 storey block of 24 sheltered flats for elderly persons (15 x 2 bed and 9 x 1 bed).	388982	387378	Application not yet decided	Near certain
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	385216	389011	Full planning permission	Near certain
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.	396550	390760	Application not yet decided	Near certain
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	389515	389410	Outline planning permission	Near certain
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	389950	390240	Full planning permission	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H10	Greenhale House site, Piccadilly	Housing	Town Centre	155	0.17	Residential development assumed to be currently unviable. Application granted 19/03/2009 for use as a temporary car park. Owner also exploring alternative uses (hotel) but the site remains vacant and no other applications have been granted yet.	389579	390090	Town Centre area	Reasonably foreseeable
H11	Grand Central	Housing	Town Centre	125	2.6	Application submitted in the past for mixed use redevelopment of Grand Central complex to provide hotel, 206 apartments, food and drink and ancillary retail, offices, multi-storey car park, and re-modelling of existing bowling alley, cinema and swimming pool.	389375	389975	Town Centre area	Reasonably foreseeable
H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	391670	388580	Predominantly residential area	Near certain
H13	Hopes Carr Phase 2 / Covent Garden sites	Housing	Town Centre	120	2.64	Masterplan for wider Covent Garden area approved Dec 09 with indicative total of 270 additional units including development of this car park / vacant site and refurbishment of existing flats. See also site 247 in particular.	389900	390170	Town Centre area	More than likely
H14	Grand Central (north west car park)	Housing	Town Centre	81	0.134	See Site H15.	389270	390010	Town Centre area	Reasonably foreseeable
H15	Oakwood Mills, Oakwood Road	Housing	Romiley	150	4.3	Site put forward during SHLAA Call for Sites exercise. Used scheme submitted during UDP review to estimate capacity. 90 houses and 60 flats in 4 three storey blocks (5 flats on each floor).	394460	390525	Predominantly residential area	More than likely
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	387895	392455	Predominantly residential area	Near certain
H17	Bridgefield Street development	Housing	Town Centre	250	4.375	Site earmarked for major retail led mixed use development scheme including 250 apartments. The Council's preferred developer withdrew in 2008 following change in economic climate. The Council remains committed to bringing the site forward.	389400	390600	Town Centre area	Reasonably foreseeable



Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H18	Lapwing Centre and Castle Hill School, Polletts Ave	Housing	Brinnington	149	4.67	Suggested by Neighbourhood Renewal and identified in draft Brinnington Masterplan as a Future Growth Opportunity. Accessible Green Belt site adjoining the urban area. Expected that existing uses (education, sports) will be relocated to Brinnington centre.	391490	392750	Green Belt	Reasonably foreseeable
H19	Piccadilly / Fletcher Street Car Park	Housing	Town Centre	125	0.5	Surface car park in town centre with redevelopment potential. Approved Planning Brief updated in 2004 identified site as a potential residential development opportunity. Site part owned by Stockport Council.	389580	390250	Town Centre area	Reasonably foreseeable
H20	Site bounded by St Petersgate, Lord St & Wellington St	Housing	Town Centre	120	0.4	Application submitted in 2002 for 120 flats on under-utilised town centre site. The majority of the site is used as a surface car park and is therefore seen as having redevelopment potential.	389470	390180	Town Centre area	Reasonably foreseeable
H21	Land at Offerton Road	Housing	Offerton	100	2.87	Put forward during Call for Sites. Contrary to current policy but given size of site and location have assumed release of land would not amount to an exceptional substantial strategic change to the Green Belt. Regarded as potentially suitable.	393260	387880	Green Belt	Reasonably foreseeable
H22	Broadstone Mill, Broadstone Road	Housing	Reddish	100	2	Site put forward during SHLAA Call for Sites exercise. Partially vacant mill potentially suitable for mixed employment and residential development.	389125	393080	Employment Area	Reasonably foreseeable
H23	Hallam Mill, Hallam Street	Housing	Cale Green	85	0.9	Under-utilised locally listed mill complex in predominantly residential area. Potential long term housing site.	390010	388765	Predominantly residential area	Reasonably foreseeable
H24	Bus depot and adjacent works buildings, Charles St	Housing	Heaviley	75	1.87	Bus depot in use. Adjoining warehouse largely vacant. Unlikely that works/warehouse part of site will be development without bus depot. More likely and desirable if comprehensive development takes place but then has to be regarded as a long term site.	390270	389315	Mixed Use Policy Guidance Area	More than likely
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	390736	387062	Application not yet decided	Near certain
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	391275	388390	Predominantly residential area	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H27	Offerton High School, The Fairway	Housing	Offerton	75	2.5	The school is due to close in August 2012. It is a Major Existing Developed Site (MEDS) in the Green Belt, attached to the urban area, and occupies a prominent position adjoining the Goyt Valley. Redevelopment of the site is to be in accordance with a brief agreed by the Council.	392070	389440	MEDS	More than likely
H28	Former St Thomas' Hospital	Housing	Shaw Heath	100	2.3	The vacant former hospital complex includes the original prominent and Grade II listed Stockport Union Workhouse. The northern half of site is owned by Stockport PCT and identified as surplus to requirements. The southern half (including workhouse) is owned by Stockport College.	389455	389530	Town Centre area	Reasonably foreseeable
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R4	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	6882sqm	0.179ha	New mixed use hotel development inc. Conference facilities, leisure suite and associated parking	389575	390089	DC043685 Grant 19/08/10	More than likely
R5	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	664sqm	0.172ha	Mixed use development comprising 155 residential units and 2 commercial units	389575	390089	DC025628 Grant 25/01/08	More than likely
R6	Town Centre, Kwik-Fit	Retail	Heaton Lane	2540.1sqm	0.27ha	Mixed use development comprising 110 bedroom hotel, 2191sq m of office floorspace and 35 apartments	389,055	390304	DC030870 Case not yet decided – ratified by committee on 13/11/08 subject to a s106 agreement.	Reasonably foreseeable
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	389,945	390839	DC040039 Grant 21/01/10.	Near certain
R8	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	713.5sqm A1, 185.8sqm A1 to A3	0.094ha	subdivision to create a 713.5sq.m A1 retail unit and a 185.8sqm A3 restaurant and cafe unit. Therefore as a subdivision the proposal introduces A3 use to the site and results in the loss of 185.5sqm A1 use	389,945	390839	DC043495 Grant 08/02/10.	Reasonably foreseeable

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
R9	Town Centre, Rock Buildings, Mersey Square	Retail	Stockport	2254sqm	0.14ha	Conversion of the Rock Buildings and demolition and new build of previous extensions/outbuildings to form an 81 bedroom hotel	389,351	390333	DC040486 Grant Full Planning Permission 04/06/09.	More than likely
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	391932	388887	DC044143 Grant 17/01/11.	Near certain
R11	M60 Gateway	Retail	Land at Water Street	5574sqm gross	1.1ha	Two storey class A1 non-food retail/class D2 leisure development, with associated parking and ancillary facilities	389,890	391078	DC043981 Grant 29/07/10.	More than likely
R12	M60 Gateway	Retail	Land at Water Street	2860sqm A1 and 3150sqm hotel	1.2ha	Mixed use (non-food retail and hotel)	389,890	391078	DC044091 Grant 06/01/11.	More than likely
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	389494	389364	DC041892 Grant 20/04/10.	Near Certain
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R16	Unit 1, Plot 3 Bramhall Moor Industrial Park, Pepper Road	Retail	Hazel Grove	1262sqm	0.4ha	Change of use from warehousing to a gymnastics facility	390,813	386828	DC044358 Grant 30/09/10.	Reasonably foreseeable
R17	Kings Reach, Yew Street	Retail	Heaton Mersey	9141.2sqm	0.4ha	Erection of six/seven story building to form 165 bedroom Hillton Garden Inn Hotel with business conference areas and basement and ground level parking	388,246	390172	DC041071 Grant 10/08/09.	Reasonably foreseeable
R18	Lancashire Hill, Manchester Road Retail Park	Retail	Stockport		3.172ha	External alterations to elevations and reconfiguration of existing floorspace to create eight new retail units (class A1) and improvements to the layout of the car park and service vehicle access	389402	391491	DC041835 Grant 17/12/09.	More than likely
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	389841	390826	DC047669 Application not yet decided	Near Certain

## 2032 Optimistic Scenario Trafford

Reference	Site	Type	Floorspace (sqm)/ Dwellings	Easting	Northing	Site Status	Uncertainty by 2032
10049	Stamford Centre	Employment/Retail	1660	376902	387995	Expired	Near Certain
12049	Altrincham Saw Mills	Employment/Retail	628	3767750	3894890	Expired	Reasonably Foreseeable
10130	7-9 & 11 Springfield Road	Employment/Retail	829	376897	388189	Minded to Grant	Reasonably Foreseeable
10133	Altair Site	Employment/Retail	8471	377052	387978	Outline Planning Permission	Near Certain
10050	Land at 15-41 Railway Street	Employment/Retail	5312	3767440	3876390	Full Planning Permission	Reasonably Foreseeable
10052	JCB Ltd	Employment/Retail	2273	3755400	3889680	Full Planning Permission	Reasonably Foreseeable
10055	Jarvis House	Employment/Retail	735	3762090	3891500	Resolution To Approve	Near Certain
32133	Partington Wharfside	Employment/Retail	24047	3722200	3921170	Under Construction	Near Certain
40011	Progress House	Employment/Retail	1350	377067	386704	Full Planning Permission	Reasonably Foreseeable
60028	Petrol station and adjacent land at 499 Chester Road, Old Trafford	Employment/Retail	806	3821230	3963610	Resolution To Approve	Reasonably Foreseeable
70132	Manchester Utd Football Club	Employment/Retail	3976	3806150	3964330	Resolution To Approve	Reasonably Foreseeable
62015/00		Employment/Retail	912	382400	396300	Expired	Reasonably Foreseeable
60021	39 Talbot Road	Employment/Retail	3712	381496	396056	Expired	Reasonably Foreseeable
60012	Former Trafford Press	Employment/Retail	579	382250	396553	Full Planning Permission	Reasonably Foreseeable
60027	Land at Northumberland Road	Employment/Retail	2000	382376	396496	Full Planning Permission	Reasonably Foreseeable
62020	Jesse Oldfield Bakeries	Employment/Retail	1942	381465	395533	Resolution To Approve	Reasonably Foreseeable
60030	Trafford Town Hall	Employment/Retail	11019	381009	395844	Resolution To Approve	Near Certain
72094	Former Kratos Site	Employment/Retail	27870	377836	396412	Outline Planning Permission	Reasonably Foreseeable
72068	Trafford Park Bakery	Employment/Retail	3065	3781180	3973200	Full Planning Permission	Reasonably Foreseeable
72079	Electric Park	Employment/Retail	10921	379458	395949	Full Planning Permission	Reasonably Foreseeable
72103	Trinity Business Park	Employment/Retail	5537	377568	397804	Full Planning Permission	Reasonably Foreseeable
70025	Victoria Warehouse	Employment/Retail	15369	381097	396446	Lost To Other Uses	Reasonably Foreseeable
70026	Land at Warren Bruce Road	Employment/Retail	2971	379974	396939	Expired	Reasonably Foreseeable
70129	Land bound by Ashburton Road West	Employment/Retail	7644	377119	397399	Resolution To Approve	Reasonably Foreseeable
70131	Land at Mosley Road	Employment/Retail	16130	379116	395800	Available	Reasonably Foreseeable
72126	Sca hygiene products	Employment/Retail	19000	3786070	3978240	Under Construction	Reasonably Foreseeable
72127	Former sterling technology site	Employment/Retail	560	379793	396157	Resolution To Approve	Reasonably Foreseeable
CS E1	Pomona island	Employment/Retail		381980	396865		Near Certain
CS E3	Trafford park core	Employment/Retail		378500	396500		Near Certain
CS E4	Trafford centre rectangle	Employment/Retail		376930	396644		Near Certain



Reference	Site	Type	Floorspace (sqm)/ Dwellings	Easting	Northing	Site Status	Uncertainty by 2032
CS E5	<i>Carrington</i>	Employment/Retail		374500	392500		Near Certain
1177	Stamford brook,sinderland brook (part hou4)	Housing	90	375851	389924	Reserved matters	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part) hou4)	Housing	380	375783	390179	Reserved matters pp	Near Certain
1427	Land At Northumberland Road (Hou7)	Housing	193	382378	396509	Minded to grant	Reasonably Foreseeable
1429	Empress Mill,Empress Street	Housing	100	382241	396616	Full pp	Reasonably Foreseeable
1455	Trafford Press Site,Chester Road	Housing	116	382250	396550	Full planning permission	Reasonably Foreseeable
1468	Land At Ripon Crescent,Brompton Road	Housing	80	377865	395193	Full planning permission	Near Certain
1469	Petrol Station And Adj Land At,499 Chester Road	Housing	95	382127	396362	Full planning permission	Reasonably Foreseeable
1561	Orton Brook School Site,Oak Road	Housing	75	371275	390594		Reasonably Foreseeable
1542	L & M Site, Norman Road	Housing	243	376060	388786	UDP allocation	Reasonably Foreseeable
1547	Land At Cherry Lane	Housing	130	376287	390828		Reasonably Foreseeable
1565	Tamworth Court And Chorlton Rd (Land Fronting)	Housing	112	383202	396047		Reasonably Foreseeable
1572	Manor Avenue	Housing	100	376304	392097		Reasonably Foreseeable
1599	Woodfield House, Woodfield Road	Housing	174	376353	388948	UDP allocation	Reasonably Foreseeable
1610	Land Adjacent To Manchester Ship Canal	Housing	550	371103	391625	Outline planning permission	Reasonably Foreseeable
1845	Land off Broadway	Housing	80	375577	395905	Minded to Grant	Reasonably Foreseeable
CS H1	<i>Pomona Island</i>	Housing	800	381729	396646		Near Certain
CS H2	<i>Trafford Wharfside</i>	Housing	900	380483	396817		Near Certain
CS H3	<i>LCCC</i>	Housing	400	380928	395685	None	Near Certain
CS H4	<i>Trafford Centre Rectangle</i>	Housing	1050	376205	397260	None	Near Certain
CS H5	<i>Carrington</i>	Housing	1560	373184	392392		Near Certain

## **Appendix A6**

### **2032 ‘Pessimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council)**



## 2032 Pessimistic Scenario Cheshire East

Reference	Site	Type	Location	Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	392261	375965	Allocated with permission	Near certain
3	Tytherington Business Park Phase 3	Retail	Springwood Way / Manchester Road, Macclesfield	25,618 sqm office plus 100 bed hotel	Greenfield allocated site. Planning consent principally for B1 uses with an element of C1.	391827	376019	Allocated with permission	Near certain
4	Land off Albert Road	Employment	Albert Road, Bollington	6,782 sqm industrial units	Greenfield allocated sites	392128	377795	Greenfield allocated site with planning permission	Near certain
6	Wilmslow Office Park	Employment	Stamford Lodge, Altrincham Road, Wilmslow	Circa 22,000 sqm office space	Cleared redevelopment site in the Green Belt.	383038	382475	Planning consent for B1a office park on 3.6 ha of the site	Near certain
7	Land to rear of Handforth Dean Retail Park	Employment	Lower Meadow Road, Handforth	Potential circa 20,000 sqm office space	Greenfield site	386222	383623	Outline consent for B1 units	Near certain
8	Handforth Dean Business Park	Employment	Epsom Avenue, Handforth	13,740 sqm office space	Two sites in existing industrial estate	386316	383985	Planning consent for B1a offices	Near certain
9	Parkgate Industrial Estate extension	Employment	Haig Road / Mobberley Road, Knutsford	Potential circa 30,000 sqm industrial and office	Allocated for B1/B2/B8 but constrained by access. New access from Mobberley Road now in place but requires a tunnel under railway to connect the site	376677	379763	Allocated site with outline consent for industrial estate extension	Near certain
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	375500	378483	Permission granted	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	390977	373935	Site under construction - Permission granted	Near certain
19	Henbury High School Site	Housing	Whirley Road, Macclesfield	123 dwellings	Former school site	389080	373747	First phases under construction (only 37 still left to build)	Near certain
22	Cheshire Mills	Housing	Disley	160 dwellings	Underused industrial site	398270	384846	Permission granted	Near certain
23	Vernon County Infant School	Housing	Bulkely Road, Poynton	73 dwellings	Former school site	392163	383385	Permission granted	Near certain
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	394231	377362	Site under construction - Permission granted	Near certain
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	391525	373809	Permission granted for erection of part 2, 3, 4 storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses.	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	391509	371165	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	391409	371133	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain

Reference	Site	Type	Location	Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	391448	371120	Permission granted for the installation of mezzanine floor into existing retail warehouse unit.	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	384737	375562	Permission granted	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	376150	379507	Permission granted	Near certain
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	392086	374855	Permission granted	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	391660	382521	Under construction, all buildings but final office suite are complete	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	384897	381293	Permission granted	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	384410	380995	Under construction at present	Near certain

## 2032 Pessimistic Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Easting	Northing	Plan Status	Uncertainty by 2032
H1	Granby Road	Housing	Buxton	104		407280	373200	Outline consent	Near certain
H2	Dale Lane	Housing	Buxton	221	Site requires development of Fairfield Link Road which is likely to delay the scheme	407290	373960	Extant outline consent	Near certain
H4	Former college site, Harpur Hill	Housing	Buxton	105		406720	370969	Allocation	Near certain
H6	Charlestown Works	Housing	Glossop	100	SHLAA site on industrial land	403360	393010	SHLAA site. Application currently under consideration	Near certain
H7	Forge Works	Housing	Chinley	200	SHLAA site on industrial land	404385	382136	SHLAA site, recent pre-application discussions and public consultation	Near certain
H8	Federal Mogul	Housing	Chapel-en-le-Frith	200	Potential mixed-use scheme with housing	405860	381180	Employment land in Local Plan but with a recently adopted Interim Planning Statement that would enable mixed-use redevelopment	Near certain
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	406575	372959	Full planning consent	Near certain
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	401291	382103	Full planning consent	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	403545	393983	Full planning consent	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	407026	371986	Full planning consent	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	401746	394826	Full planning consent	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	407970	375375	Full planning consent	Near certain
E9	Waterswallows Road	Employment/Retail	Buxton	3717	mixed use general industrial, storage and distribution	408090	375070	Outline consent	Near certain
E10	Bowden Lane	Employment/Retail	Chapel-en-le-Frith	5700	Industrial units	406341	381281	Outline consent	Near certain

## 2032 Pessimistic Scenario Manchester City

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
H1	Sites at former Withington Hospital, West Didsbury	Housing	299	Housing sites under construction plus additional land identified as suitable. Total capacity around 299 units	381767	394489	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	50	Housing site under construction. Approx 50 units still to be completed	380633	389778	Near Certain
H3	Styal Road, Woodhouse Park	Housing	14 house, 135 apartments	Housing site partially complete. 147 units in total.	384201	385752	Near Certain
H4	Wastdale Road, Baguley	Housing	67	Housing site with expired permission, some works carried out in site preparation. Revised application submitted but withdrawn. Suitable for 50-70 units.	381059	387846	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	88	Housing site under construction. 88 units.	381721	386363	Near Certain
H6	Former school site at Darley Avenue, Chorlton Park	Housing	86	Land identified in SHLAA as suitable for housing provision. Could provide 86 units.	381148	393899	Near Certain
H7	MMU Campus Didsbury East	Housing	188	Land identified in SHLAA as suitable for housing provision. Could provide 188 units. MMU aim to consolidate on a site in Hulme	384841	390563	Near Certain
H8	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
H9	East of Rowlandsway, Sharton	Housing	90	Land identified in SHLAA as suitable for housing provision as part of a reconfiguration/ redevelopment of areas within Wythenshawe Town Centre. Could provide 90 units	382867	386916	Near Certain
H10	Tuffley Road, Rodborough Road	Housing	68	Planning Permission for 68 units	381024	387353	Near Certain
E1	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	175 ha	Existing Airport Operation Area identified in the City of Manchester UDP	381233	386333	Near Certain
E2	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail			383989	385022	Near Certain
E3	Expansion of Manchester Airport from approximately 20 million passengers per annum to 45 million passengers per annum by 2030. Increasing the operational area from 625ha to 800ha	Employment/Retail	B1- 20,000m2, B8 - 32,000m2 & B2, C1	Proposed Airport Operation Area identified as a draft Strategic Site in the Core Strategy.	380428	384538	Near Certain
E4	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	15,000 sqm / 30 ha	Planning Permission for 15,000sqm of office development	380548	385200	100% Near Certain

Reference	Site	Type	Net Increase in Area / Number of dwellings	Comments/Location/Planning Status	Easting	Northing	Uncertainty by 2032
E5	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail	B1 - 73,000m2, B2, B8, A1, C1, C3	Manchester Business Park allocated in the City of Manchester UDP for High Technology Industries	381779	385654	100% Near Certain
E6	Airport City approximately 30ha (predominantly proposed for B1 business and office use including advanced manufacturing, with complementary uses including, hotel, leisure, conferencing and possibly residential) at Manchester Business Park	Employment/Retail		To be identified as part of a strategic location in the Core Strategy	383379	385010	100% Near Certain
E7	Health Zone (development of core hospital uses such as patient wards and hospital theatres, and core plus uses such as research and education) at Wythenshawe Hospital	Employment/Retail	D1, C1, C2	To be identified as part of a strategic location in the Core Strategy	380400	387500	Near Certain
E8	New District Centre Baguley	Employment/Retail	A1, A2, A3, B1, C1,C2,C3	Identified in the draft Core Strategy	380288	389394	Near Certain
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	0.540338 ha	Submitted Planning application and funding in place	382770	387124	Near Certain
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	3,120 sqm / 0.39 ha	Under construction for B1 offices.	382838	387328	Near Certain
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	20,169 sqm / 3.04 ha	Planning permission for B1	383463	392501	Near certain
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	6206 sqm / 0.94 ha	Planning permission for B1	382713	387187	Near Certain
E16	Private Hospital @ Didsbury Point	Employment/Retail	15,500m2	Planning permission	383580	392651	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	4385 / 1.75 ha	Planning Permission	383405	389049	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail	7064m2		383662	389062	Near Certain



## 2032 Pessimistic Scenario Stockport

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	385340	385945	Allocation in Employment Area, with some full permissions to be implemented	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	388661	390666	Full permission in employment area	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	385,699	388732	Employment site adjacent to district centre	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	389000	391000	Permission granted	Near certain
E7	Kings Valley	Employment	Yew Street, Stockport	12555sqm B1 office	2.54Ha	Permission for a number of units in an allocated site close to M60 Jct.1	388139	390049	Full permission in employment area	Near certain
E9	Battersea Road Business Park	Employment	Battersea Road, Heaton Mersey	4479sqm B1 office	1.24Ha	Office development at vacant site	386550	390079	Full permission in employment area	Near certain
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	389119	393678	Under construction	Near certain
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	395025	388354	Under construction	Near certain
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	397410	386519	Under construction	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	388339	388720	Allocated housing site	Near certain
H5	Land at Midland Rd / Geneva Rd	Housing	Bramhall	163	5	Development of landfill site - 163 managed flats comprising one 3/4 storey and four 3 storey blocks of flats (139 x 2 bed units - 30 AH) & one 3 storey block of 24 sheltered flats for elderly persons (15 x 2 bed and 9 x 1 bed).	388982	387378	Application not yet decided	Near certain
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	385216	389011	Full planning permission	Near certain
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the	396550	390760	Application not yet decided	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
						Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.				
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	389515	389410	Outline planning permission	Near certain
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	389950	390240	Full planning permission	Near certain
H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	391670	388580	Predominantly residential area	Near certain
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	387895	392455	Predominantly residential area	Near certain
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	390736	387062	Application not yet decided	Near certain
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	391275	388390	Predominantly residential area	Near certain
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	389,085	384268	DC043585 Grant 18/03/10 Site is complete	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	389,797	390204	DC042719 Grant 20/10/09. Site is complete	Complete
R3	Former Remploy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	389,125	393085	DC042878 Grant 20/07/10. Site is complete	Complete
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	389,945	390839	DC040039 Grant 21/01/10.	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Easting	Northing	Plan Status	Uncertainty by 2032
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	391932	388887	DC044143 Grant 17/01/11.	Near certain
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	389494	389364	DC041892 Grant 20/04/10.	Near Certain
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	387,968	393074	DC046007 Grant 23/05/11.	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	383374	391520	DC029295 Grant 11/06/08. Under construction	Near certain
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	389841	390826	DC047669 Application not yet decided	Near Certain

2030 Pessimistic Scenario Trafford

Reference	Site	Type	Floorspace (sqm)/ Dwellings	Site Status	Easting	Northing	Uncertainty by 2032
10049	Stamford Centre	Employment/Retail	1660	Expired	376902	387995	Near Certain
10133	Altair Site	Employment/Retail	8471	Outline Planning Permission	377052	387978	Near Certain
10055	Jarvis House	Employment/Retail	735	Resolution To Approve	3762090	3891500	Near Certain
32133	Partington Wharfside	Employment/Retail	24047	Under Construction	3722200	3921170	Near Certain
60030	Trafford Town Hall	Employment/Retail	11019	Resolution To Approve	381009	395844	Near Certain
CS E1	Pomona Island	Employment/Retail			381980	396865	Near Certain
CS E3	Trafford Park Core	Employment/Retail			378500	396500	Near Certain
CS E4	Trafford Centre Rectangle	Employment/Retail			376930	396644	Near Certain
CS E5	Carrington	Employment/Retail			374500	392500	Near Certain
1177	Stamford brook,sinderland brook (part hou4)	Housing	90	Reserved matters	375851	389924	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part) hou4)	Housing	380	Reserved matters pp	375783	390179	Near Certain
1468	Land at ripon crescent,brompton road	Housing	80	Full planning permission	377865	395193	Near Certain
CS H1	Pomona island	Housing	800		381729	396646	Near Certain
CS H2	Trafford wharfside	Housing	900		380483	396817	Near Certain
CS H3	Lccc	Housing	400	None	380928	395685	Near Certain
CS H4	Trafford centre rectangle	Housing	1050	None	376205	397260	Near Certain
CS H5	Carrington	Housing	1560		373184	392392	Near Certain

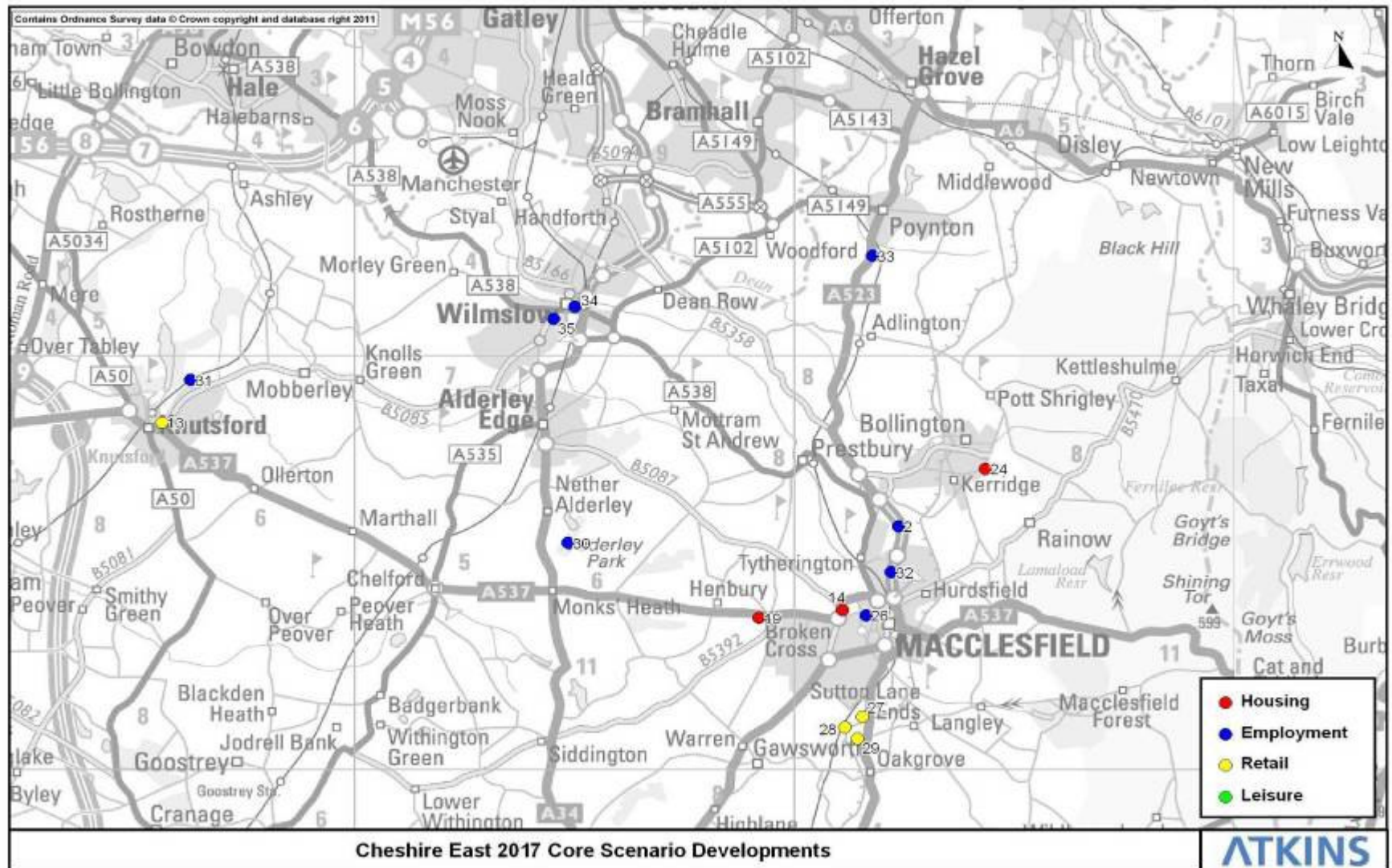
## **Appendix B1**

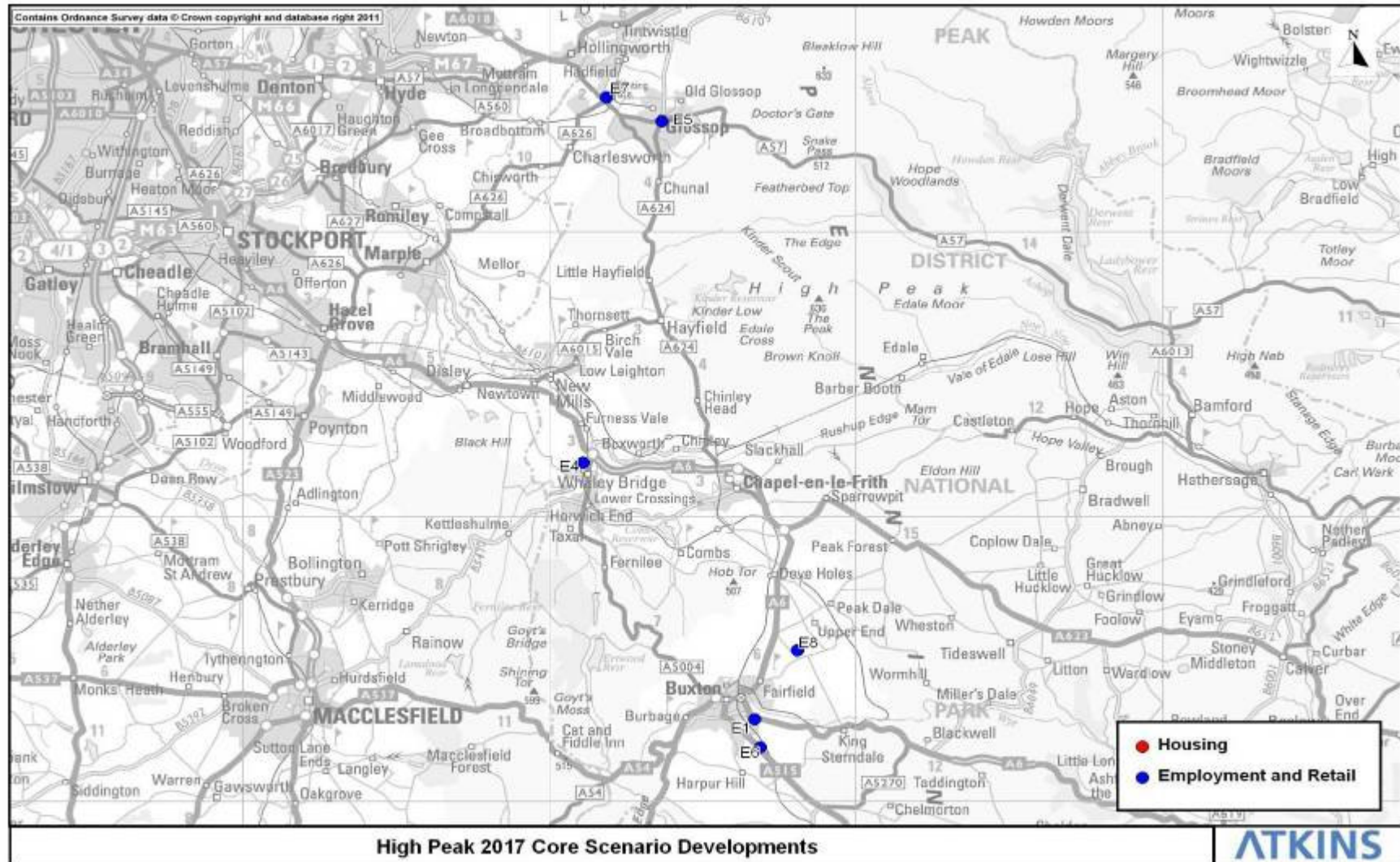
### **Plots of 2017 ‘Core’ Developments**

**(For:   Cheshire East Council**  
**Manchester City Council**  
**Stockport Metropolitan Borough Council**  
**Trafford Council**  
**High Peak Borough Council)**

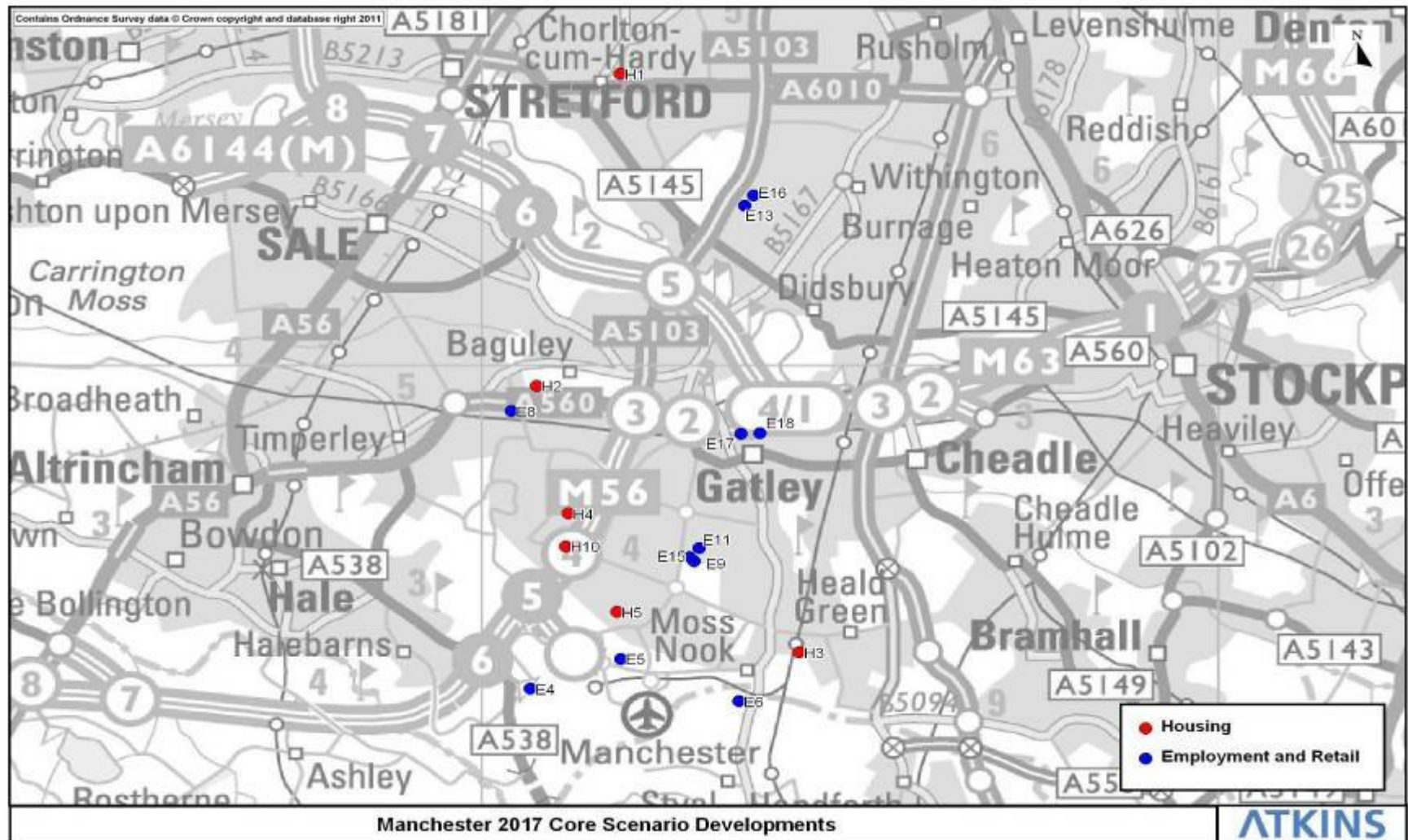


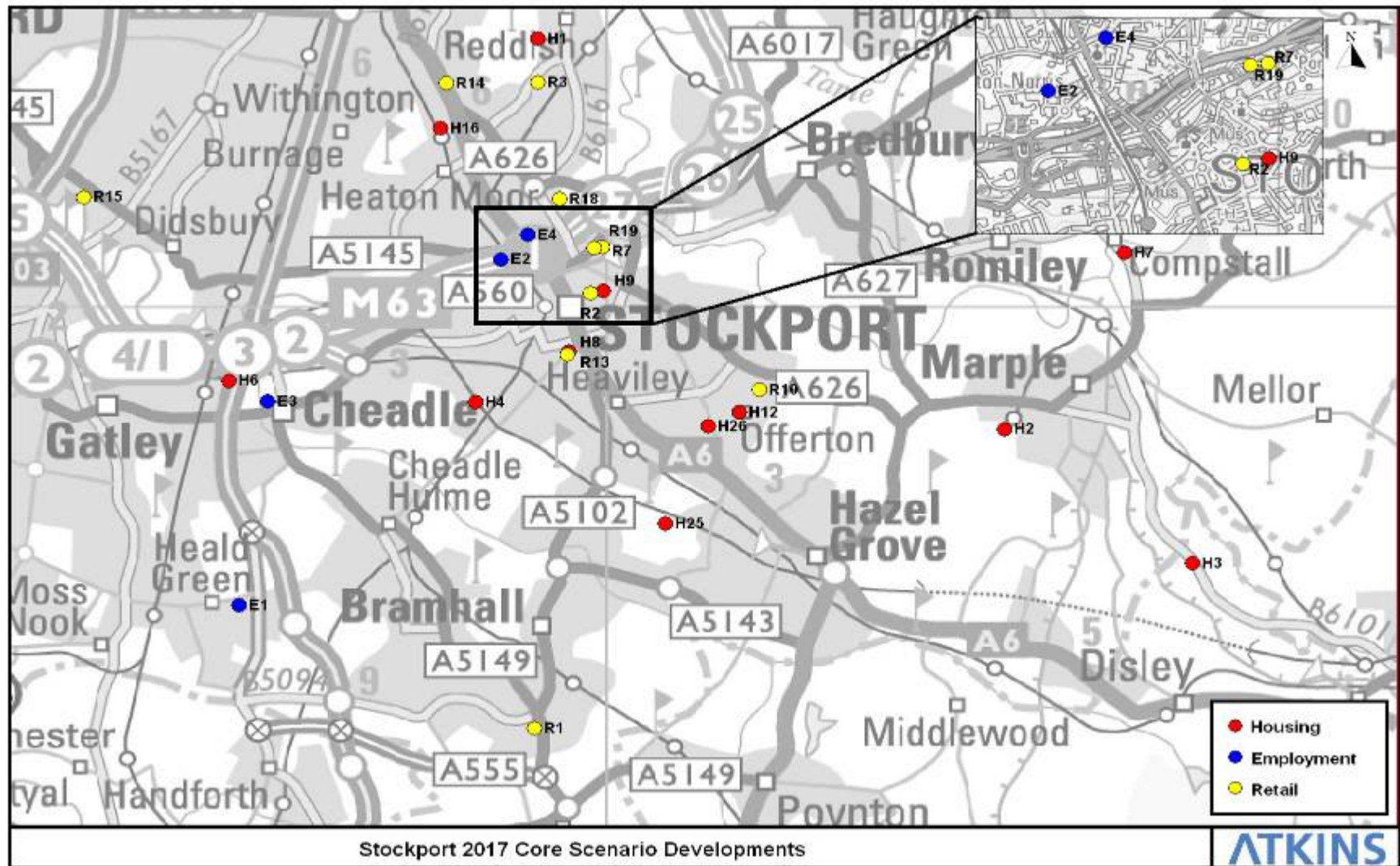
# Technical Note



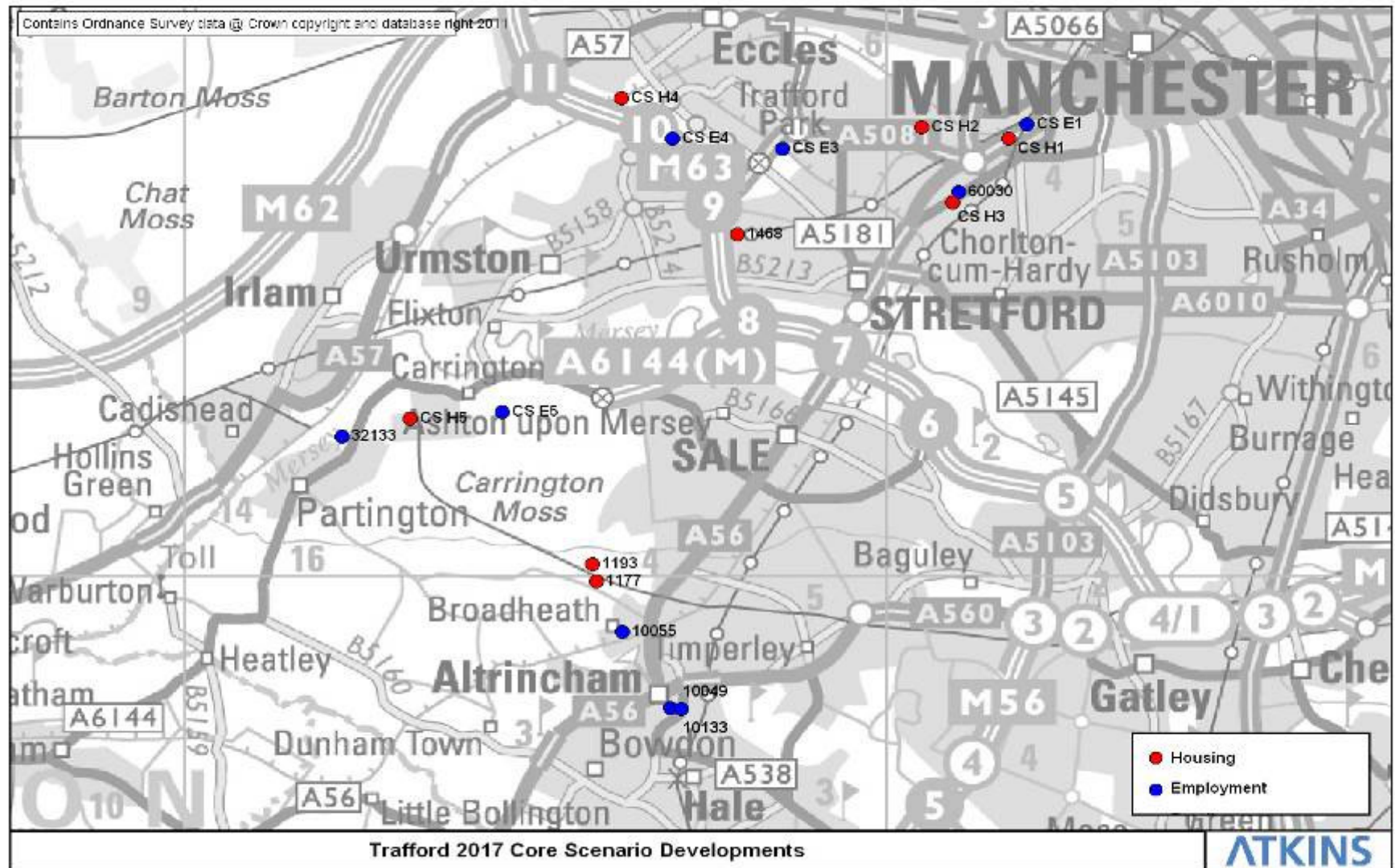












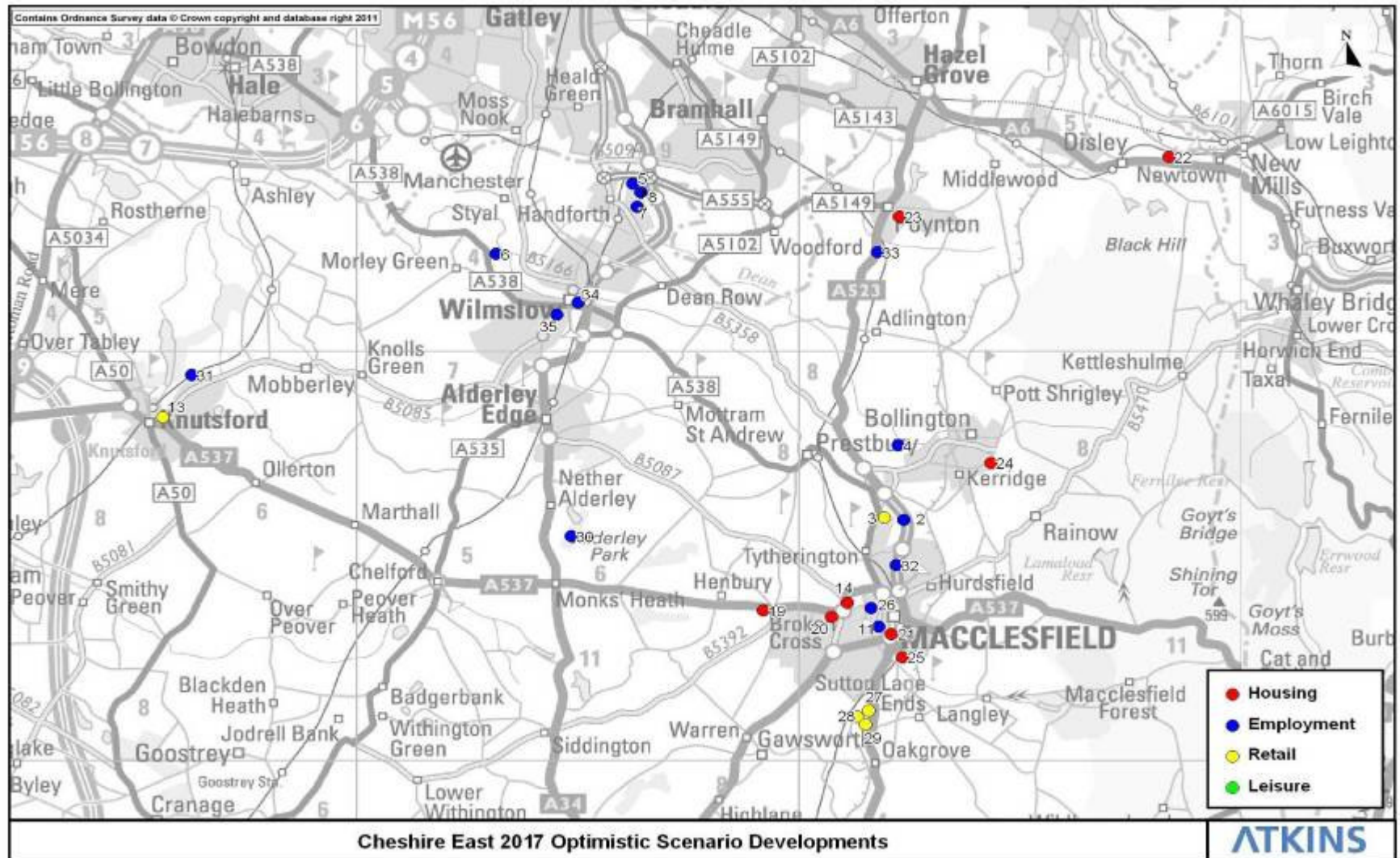


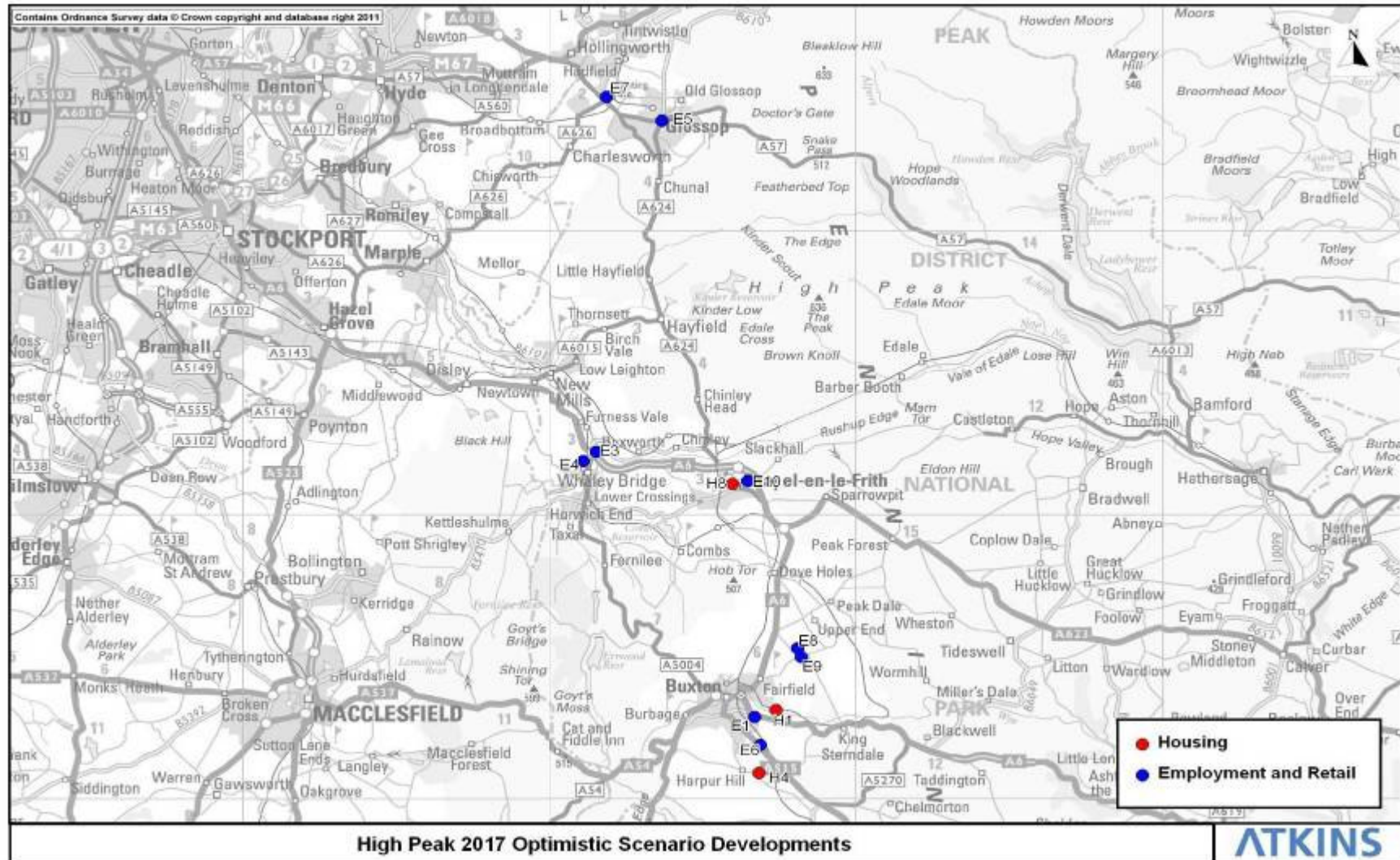
## **Appendix B2**

### **Plots of 2017 ‘Optimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council**

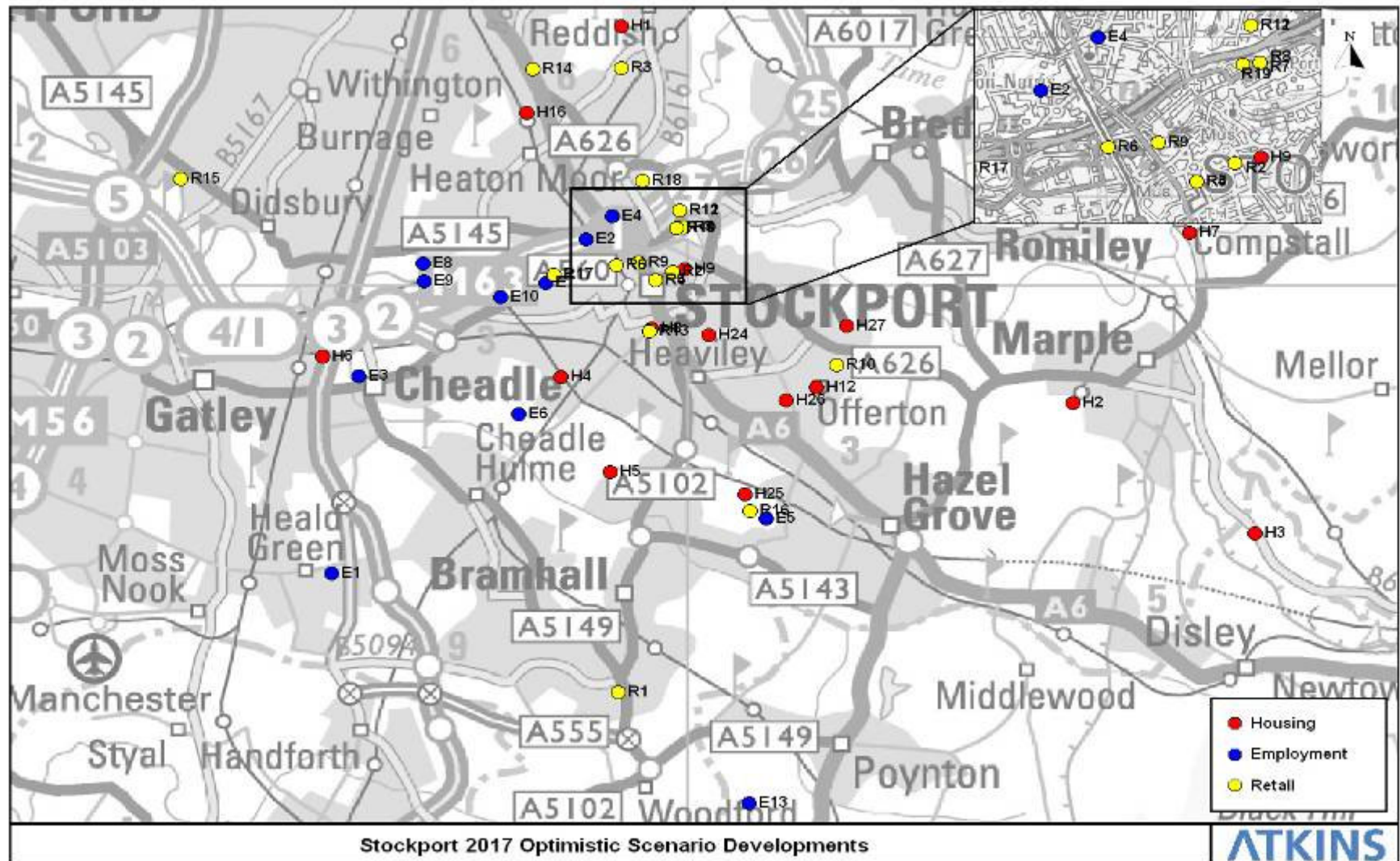
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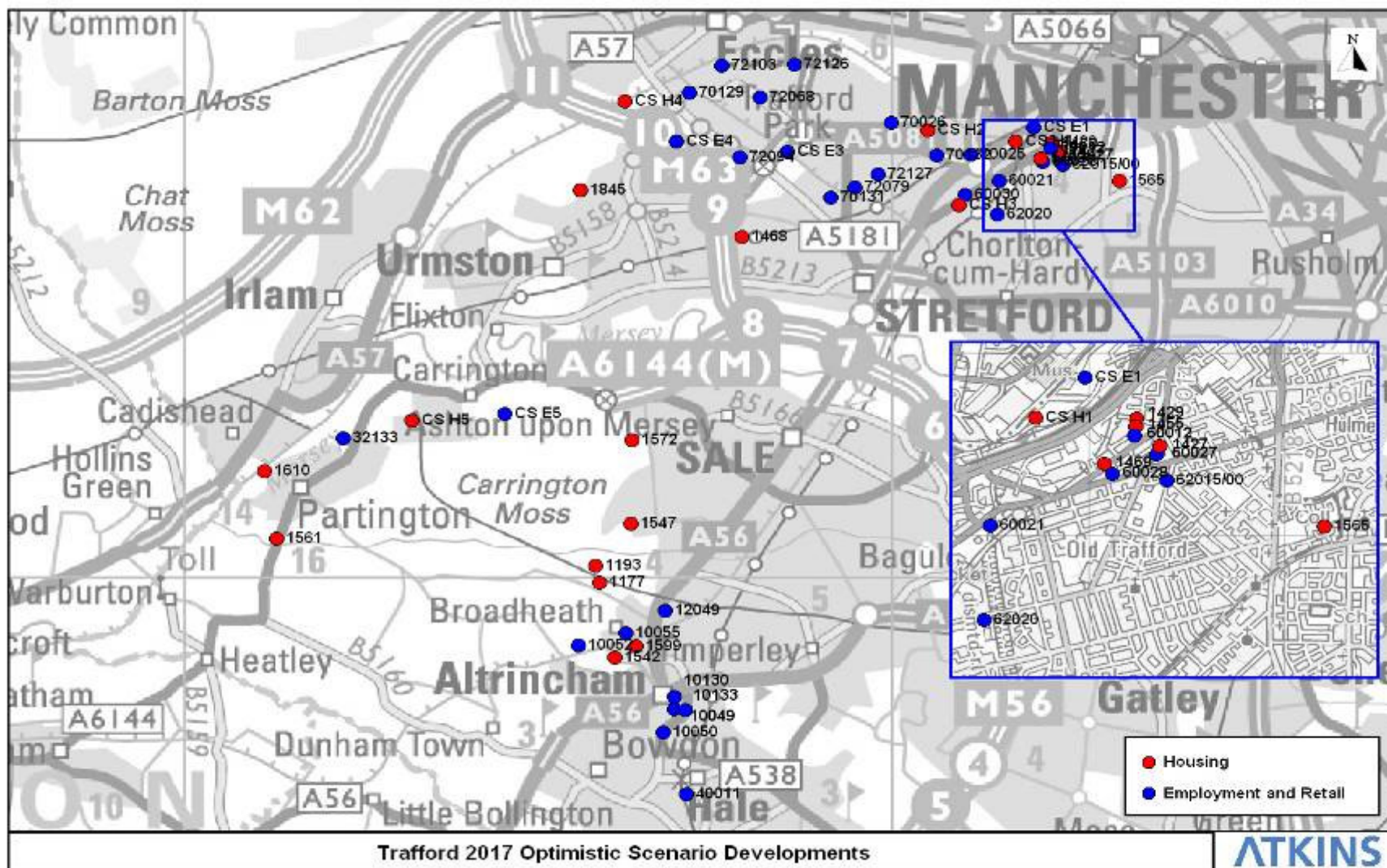










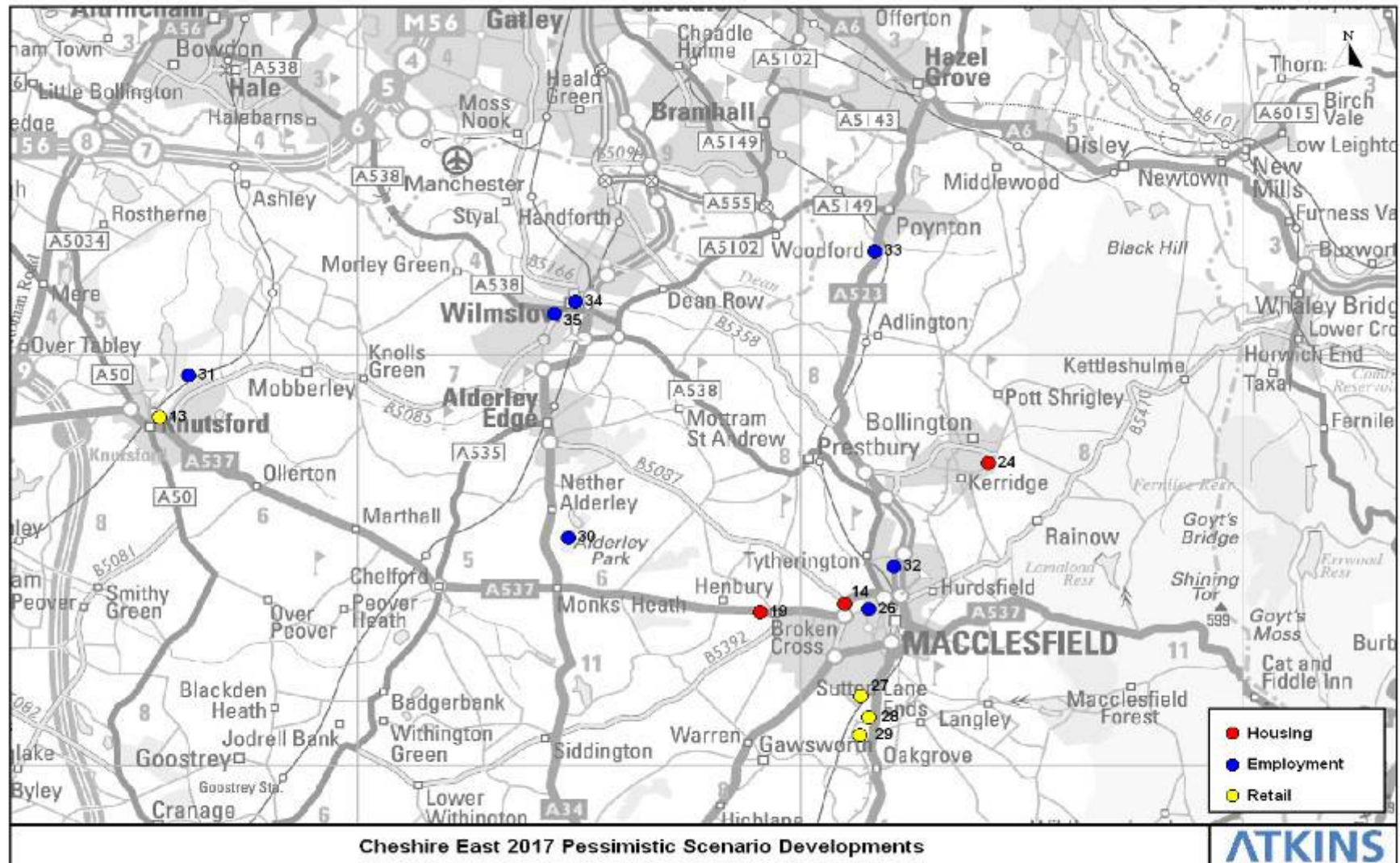


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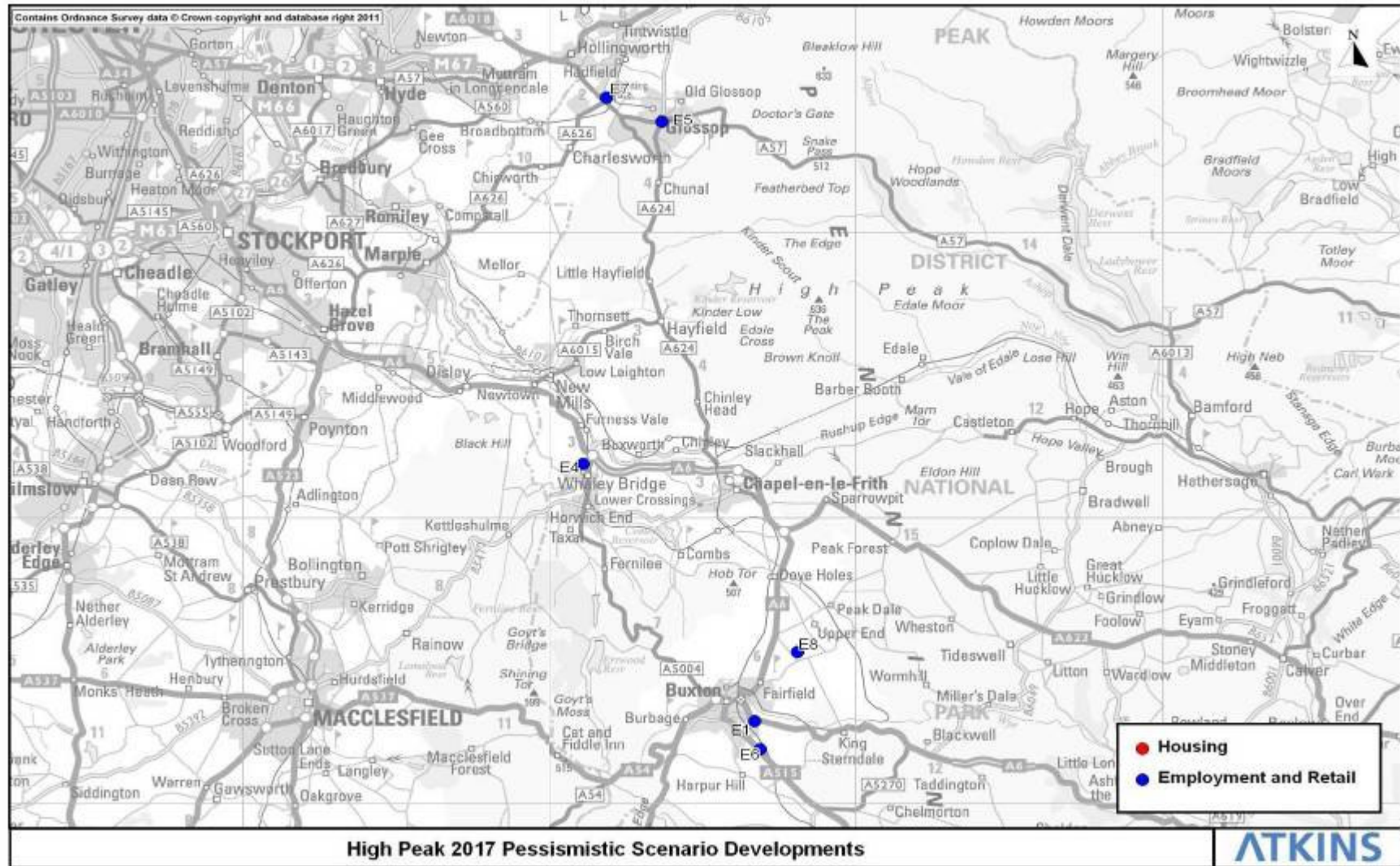
### **Plots of 2017 ‘Pessimistic’ Developments**

**(For: Cheshire East Council  
Manchester City Council  
Stockport Metropolitan Borough Council  
Trafford Council  
High Peak Borough Council**

# Technical Note

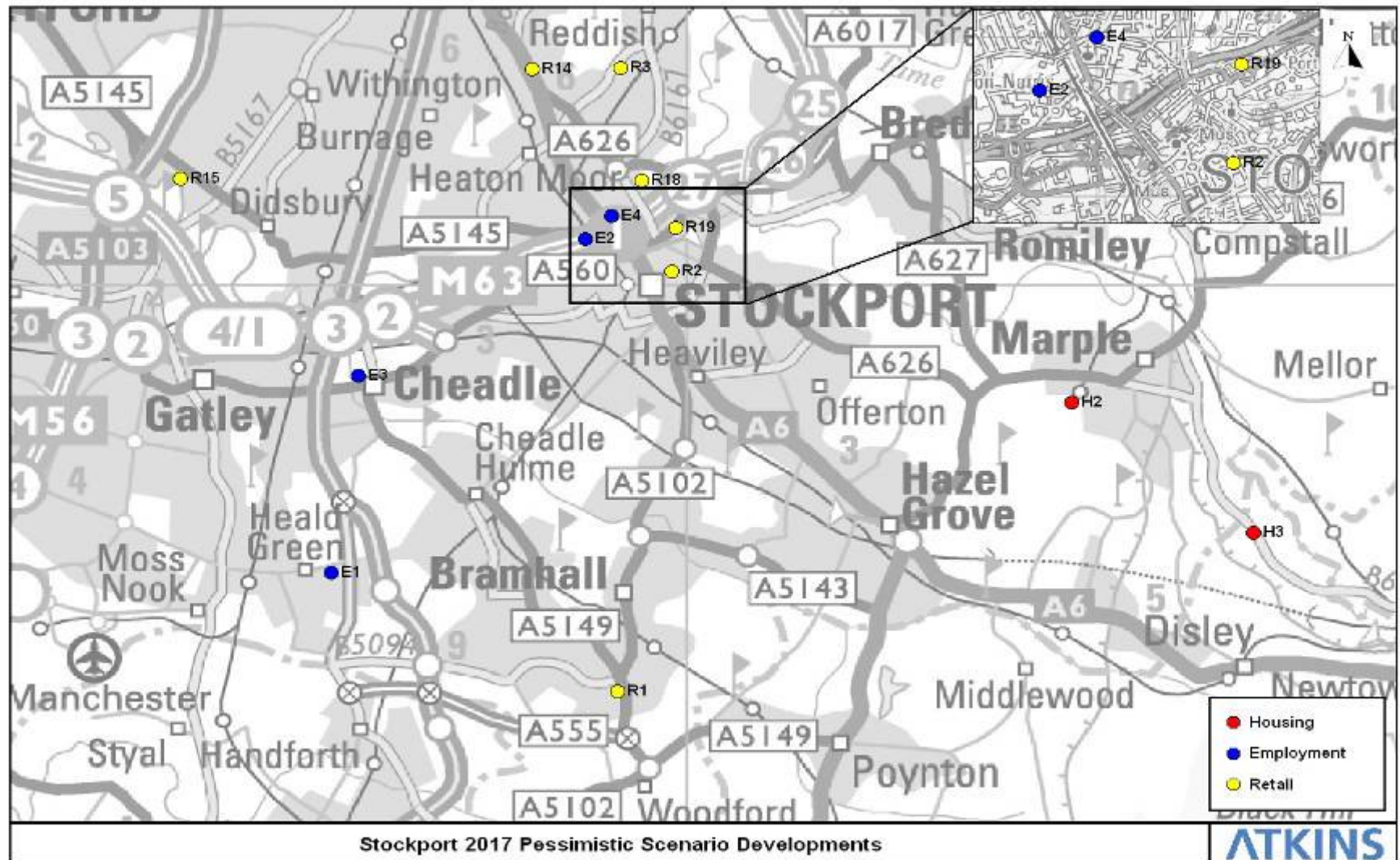


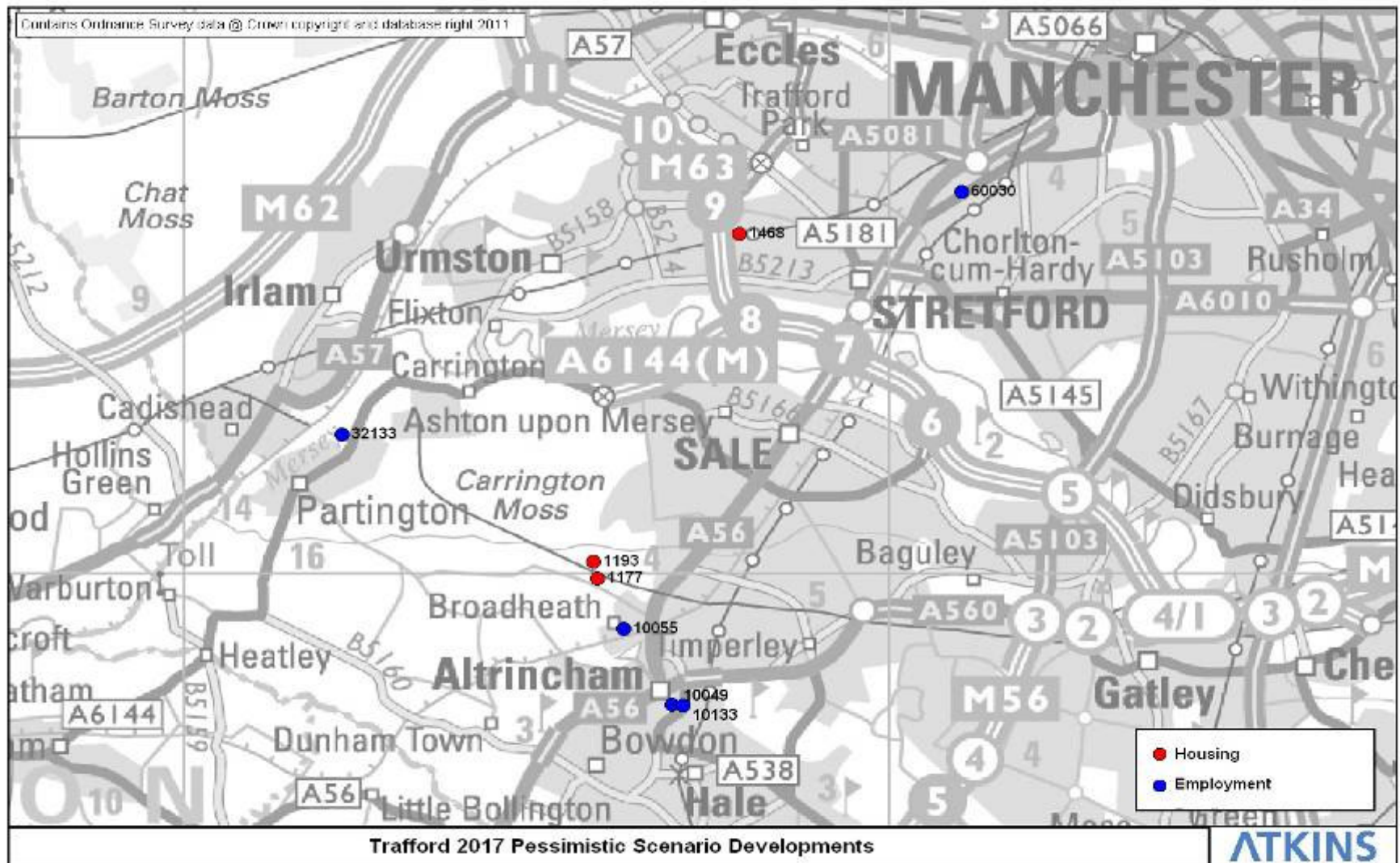












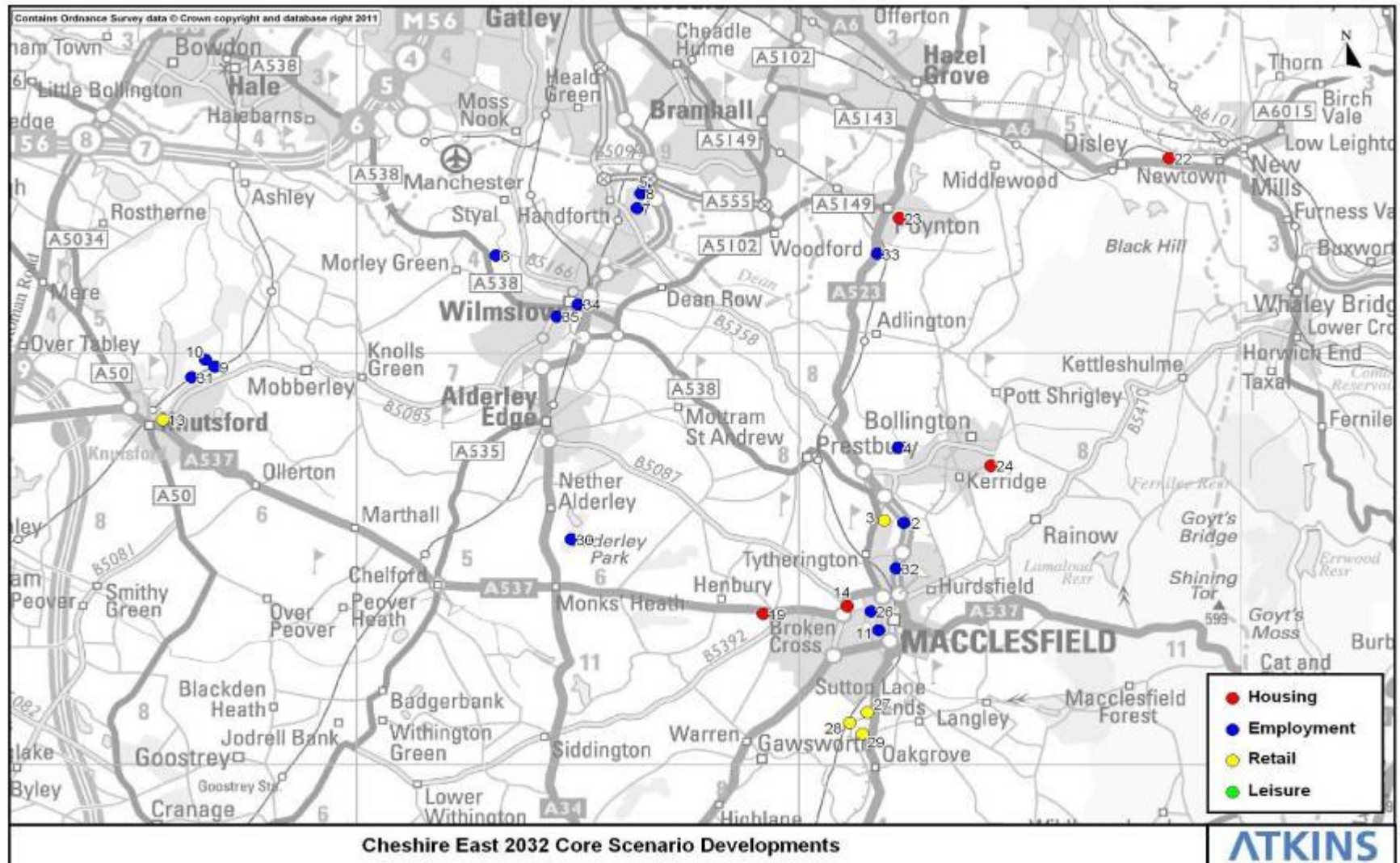
## **Appendix B4**

### **Plots of 2032 'Core' Developments**

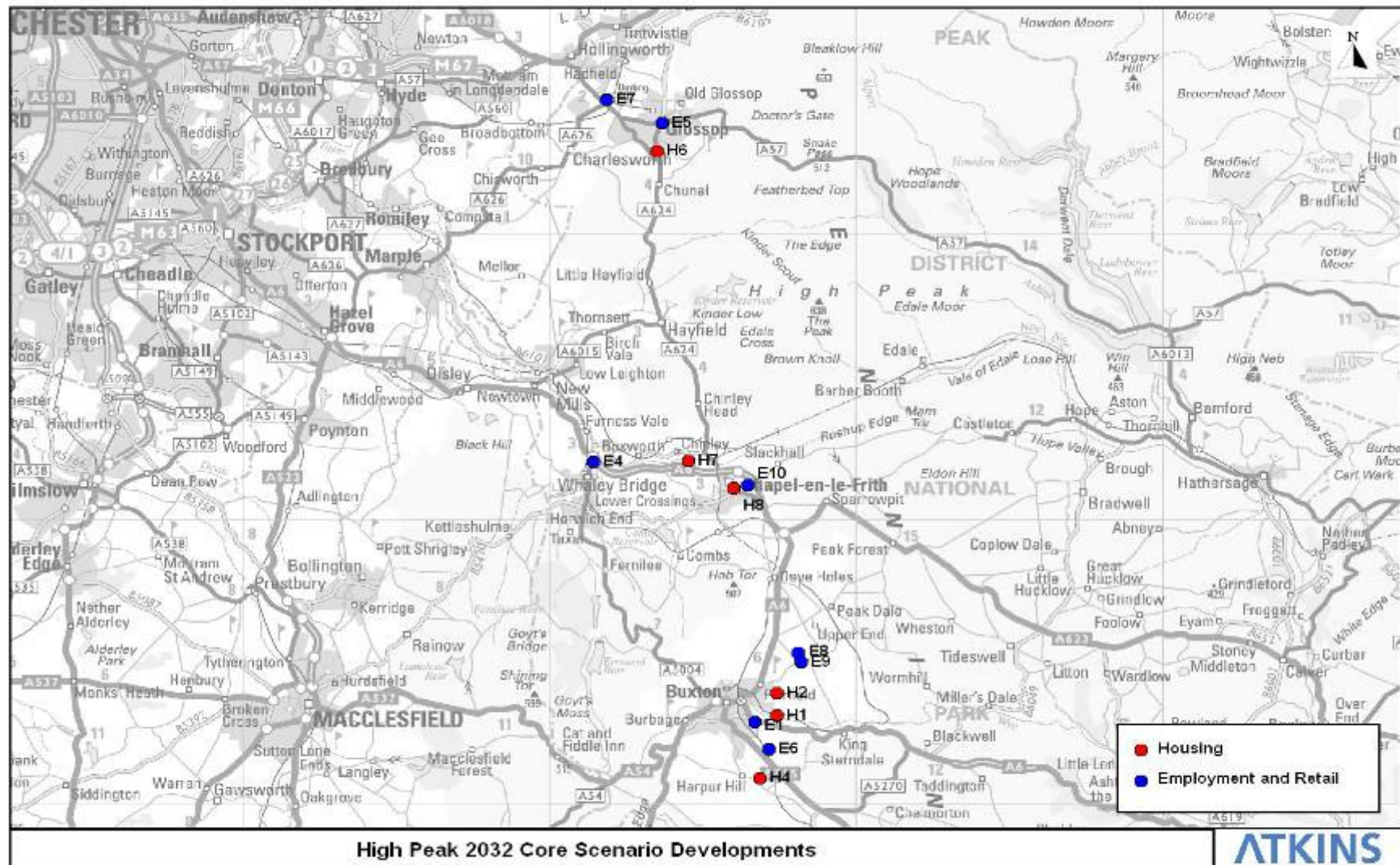
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**Trafford Council**  
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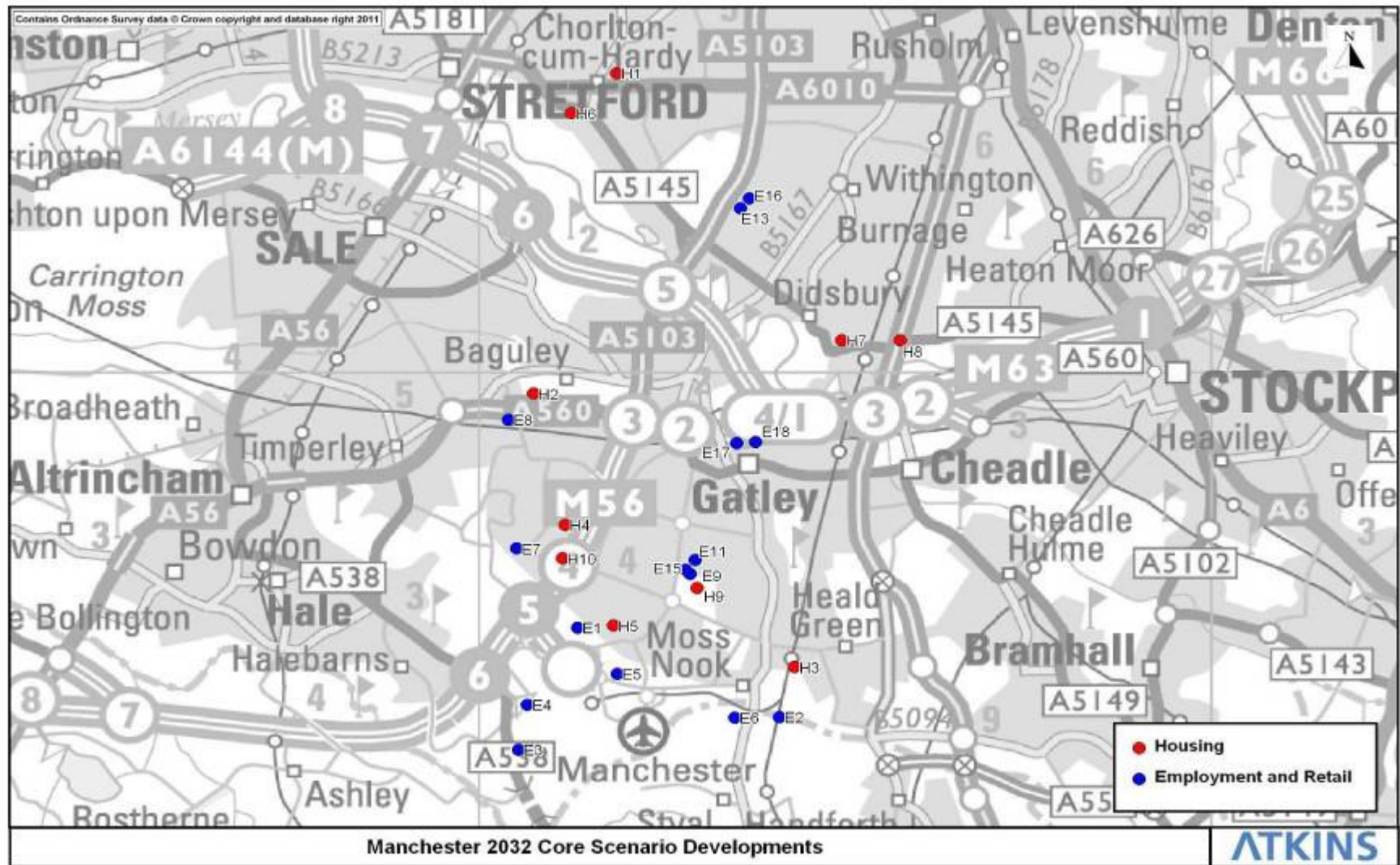


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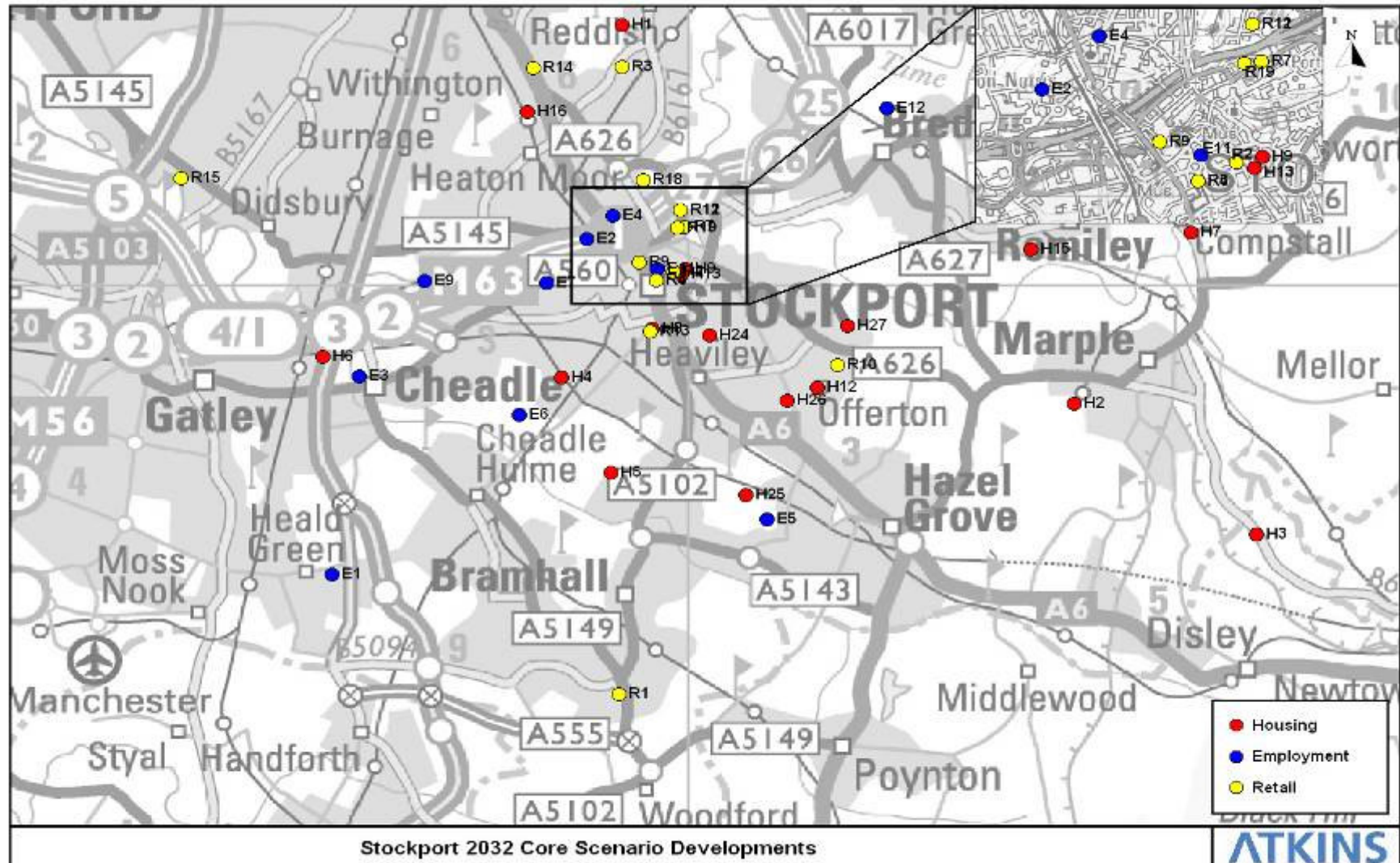


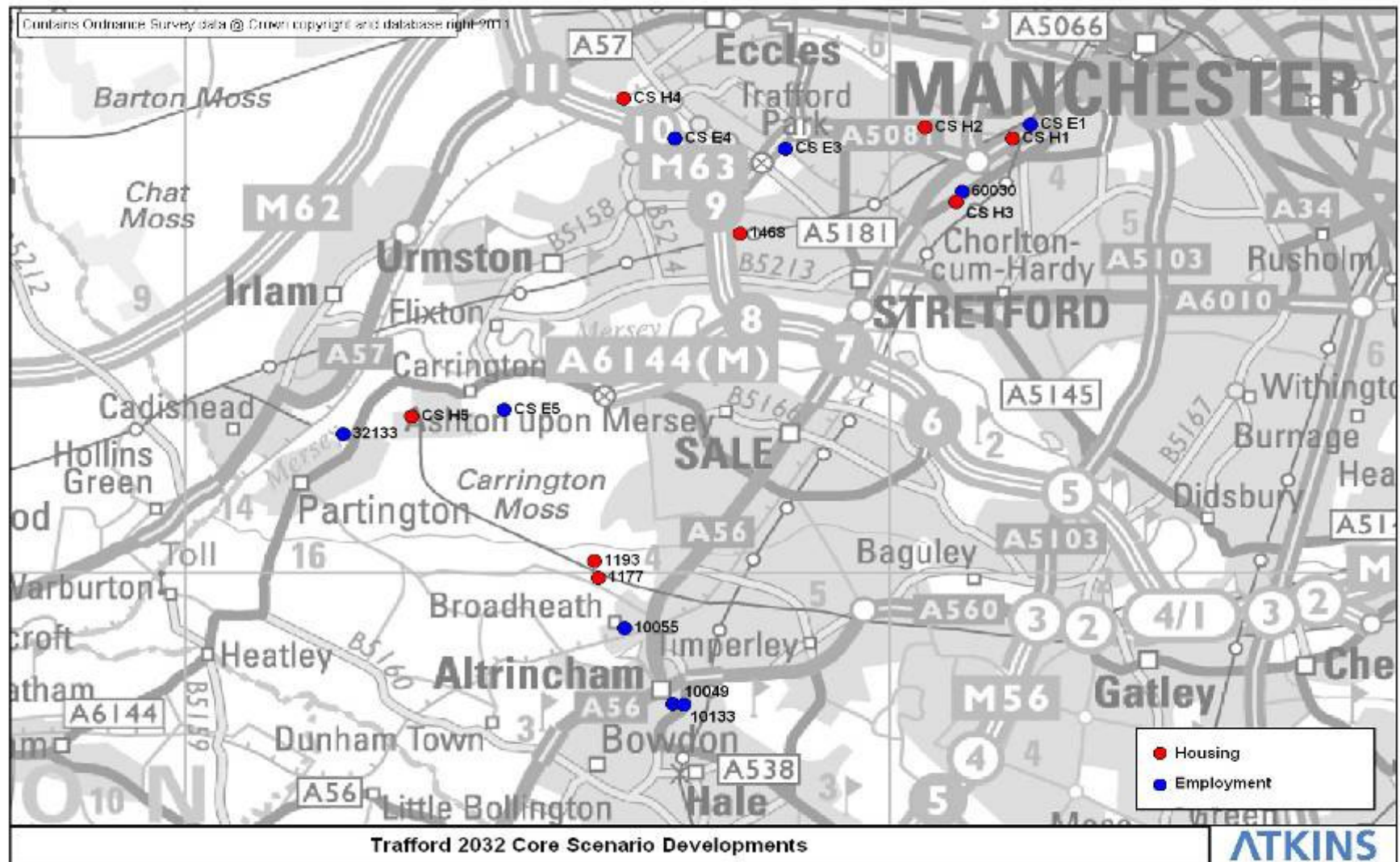












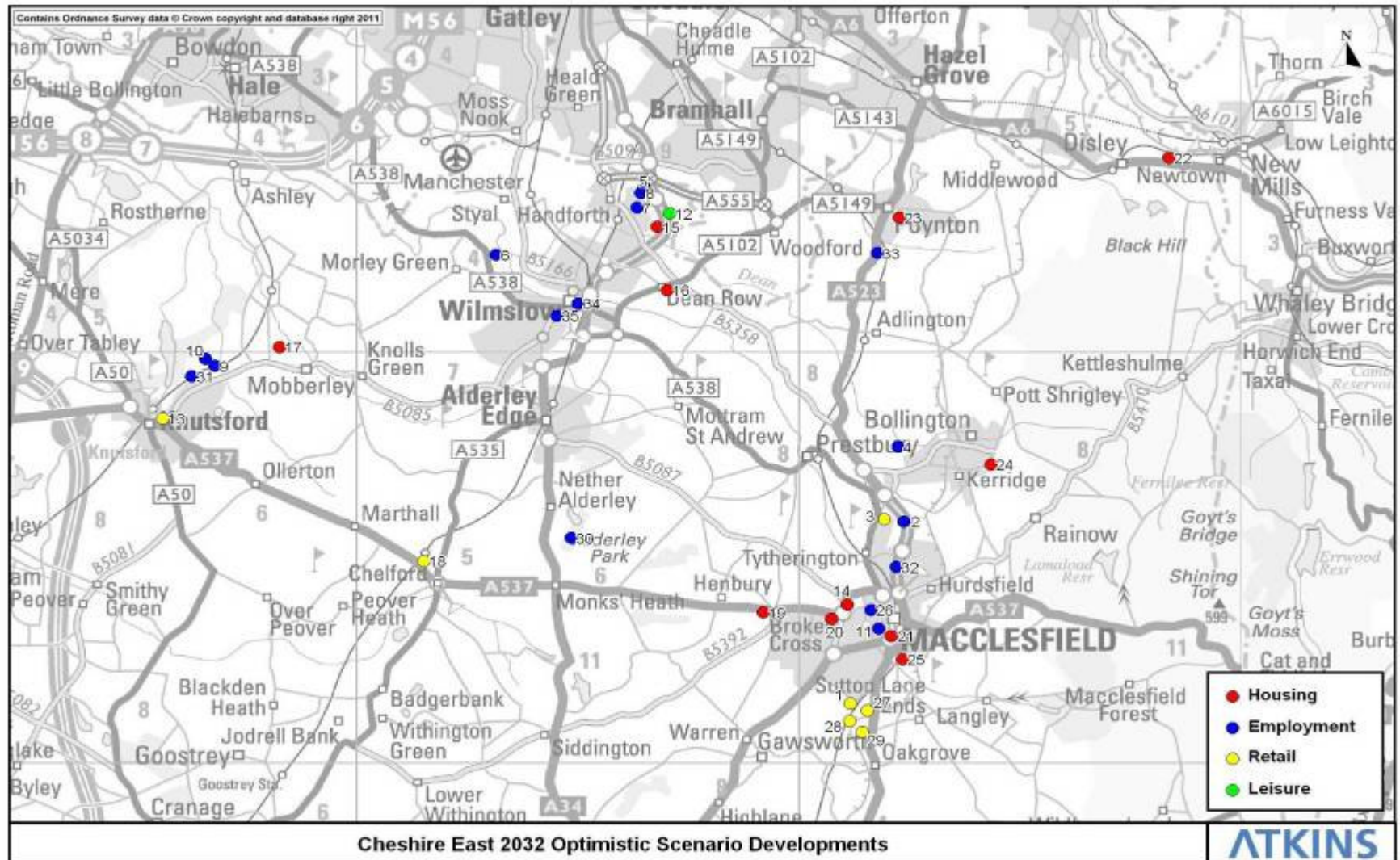


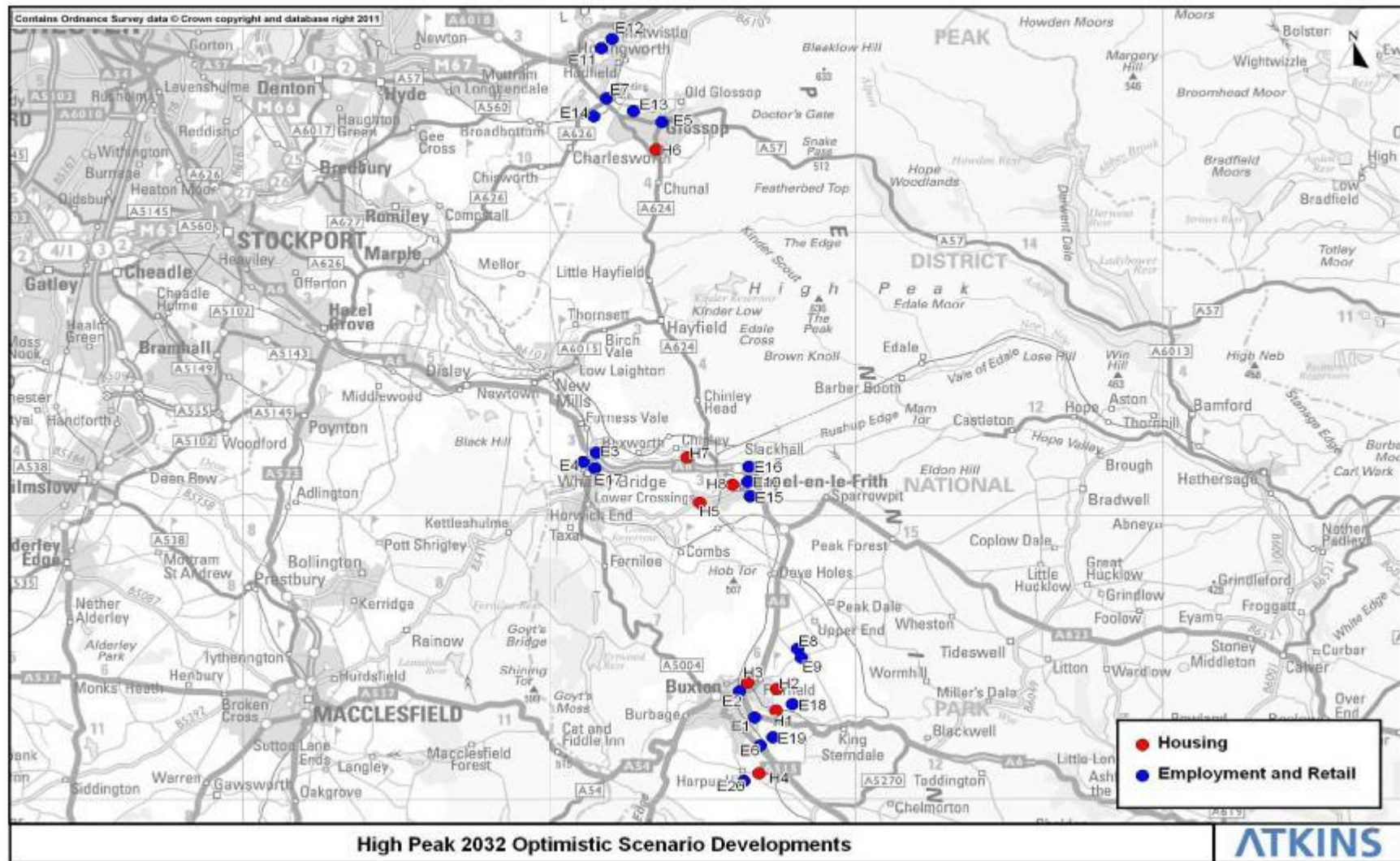
## **Appendix B5**

### **Plots of 2032 ‘Optimistic’ Developments**

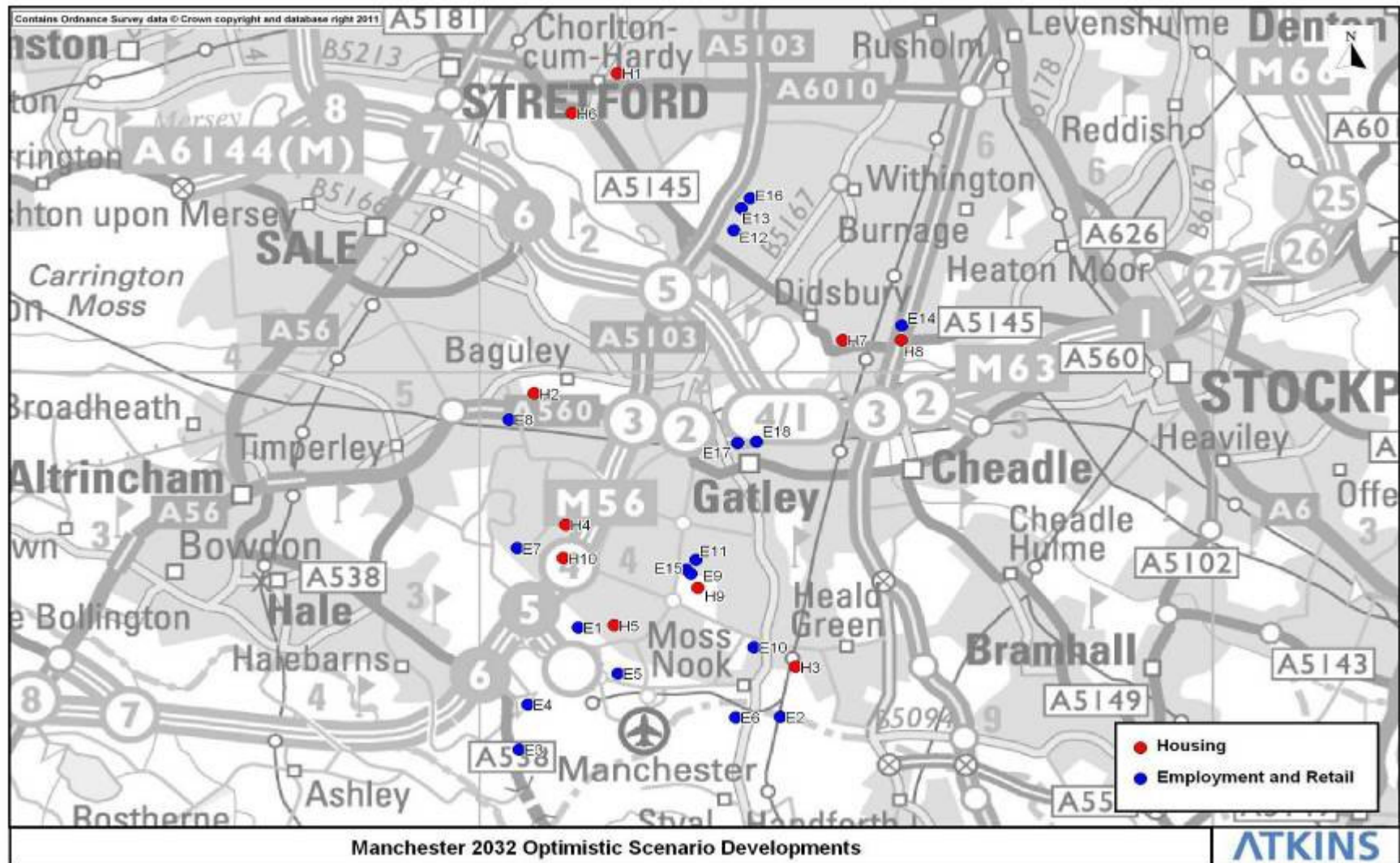
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Trafford Council  
High Peak Borough Council**

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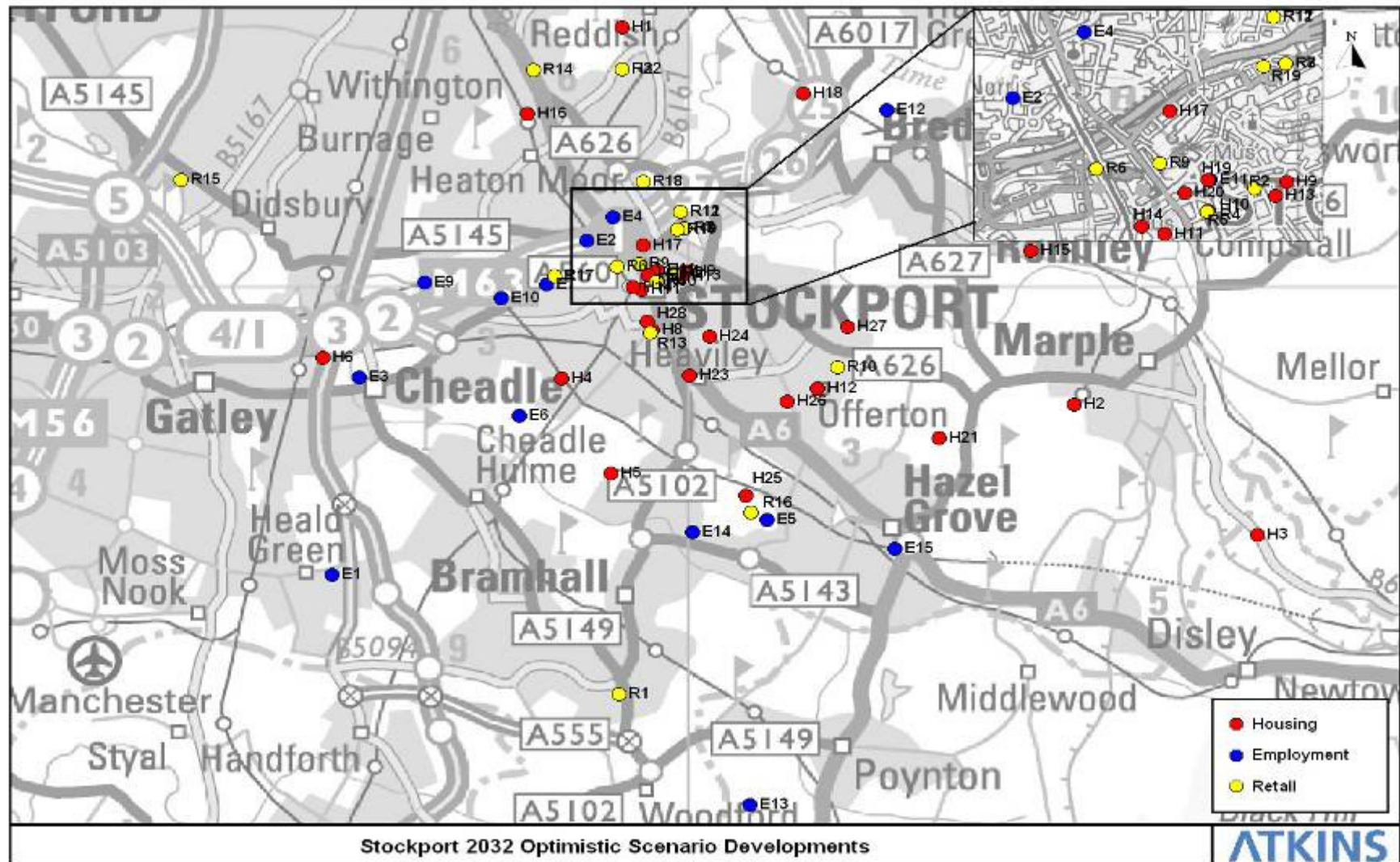


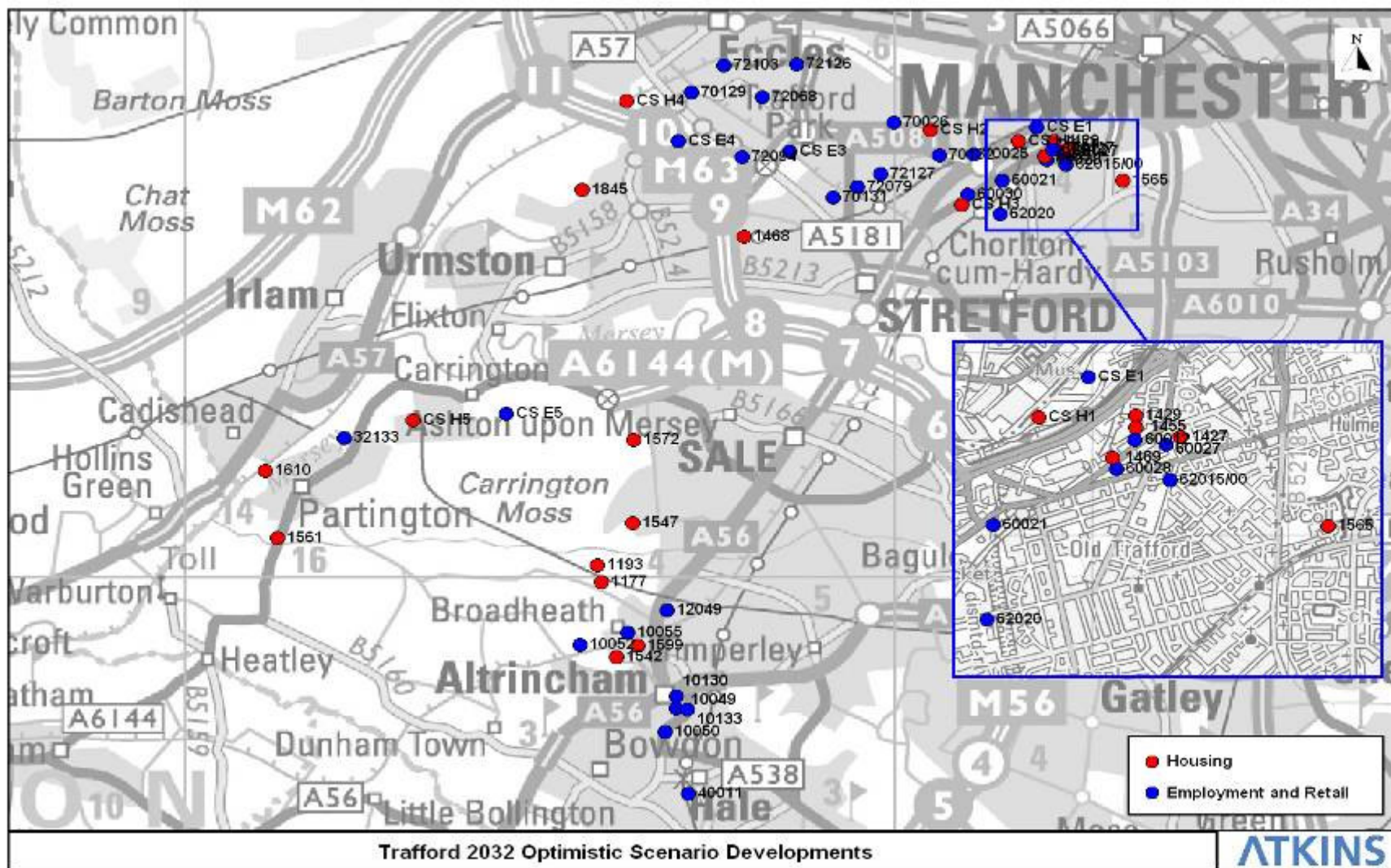












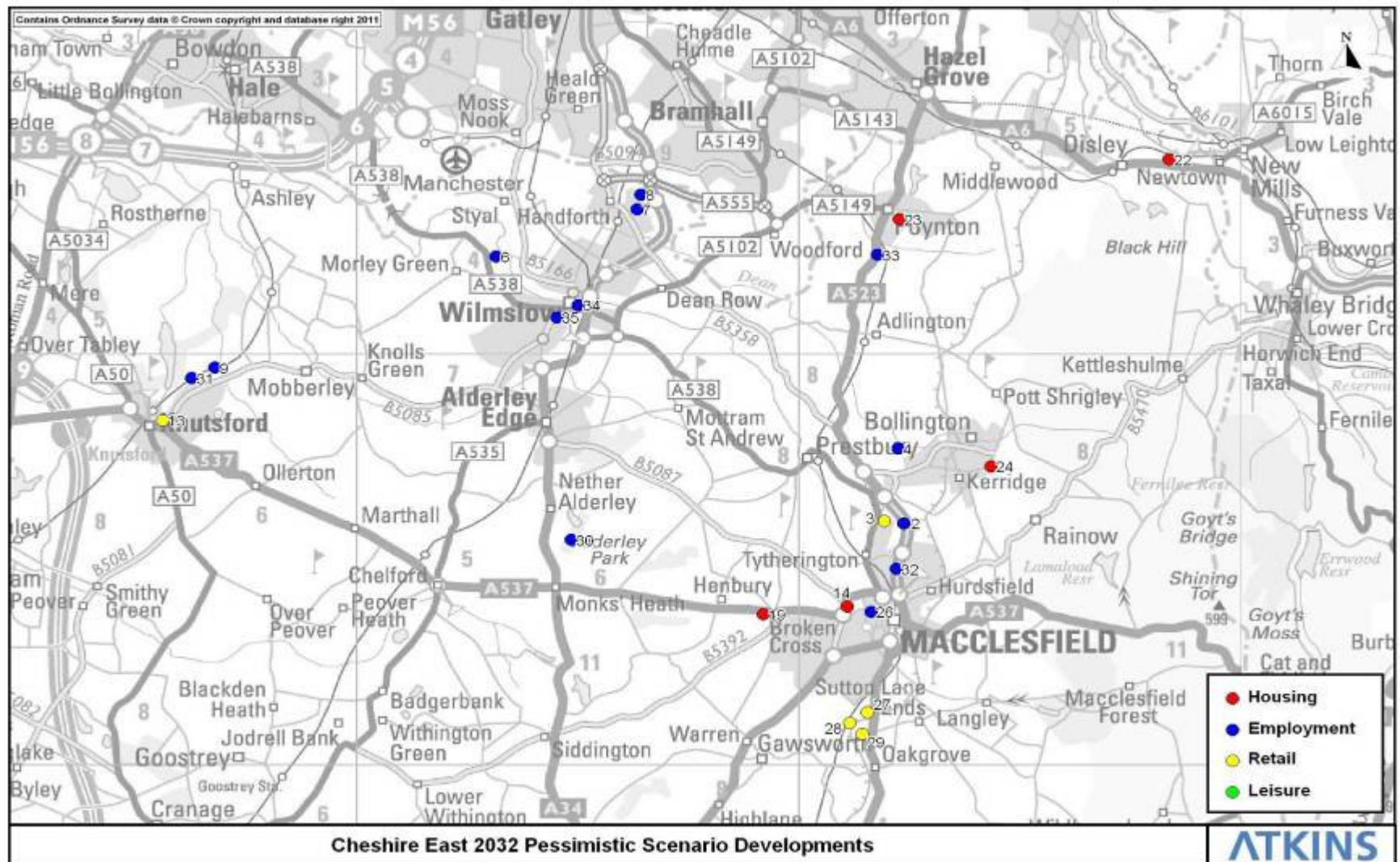
## **Appendix B6**

### **Plots of 2032 ‘Pessimistic’ Developments**

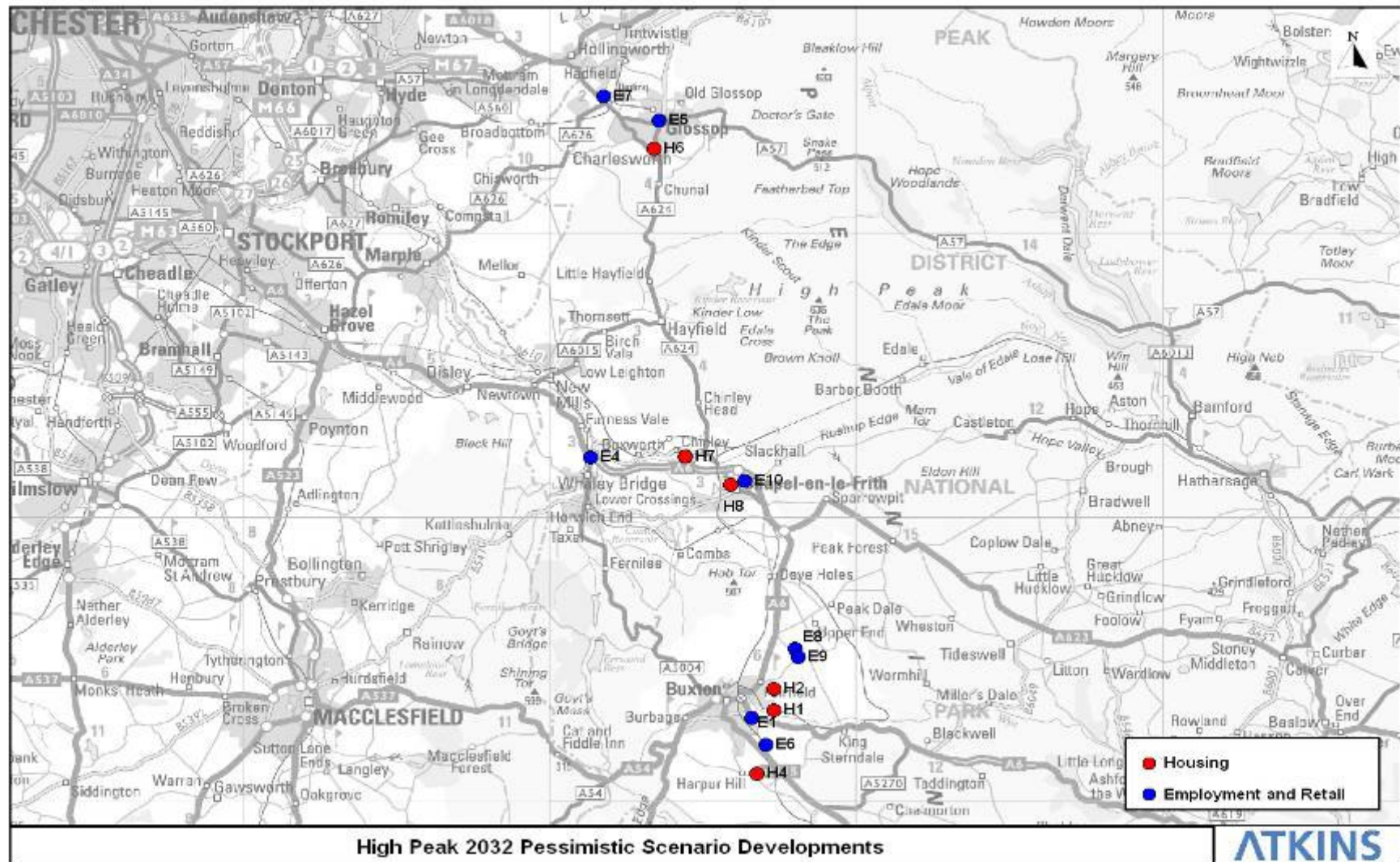
**(For: Cheshire East Council  
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Trafford Council  
High Peak Borough Council**



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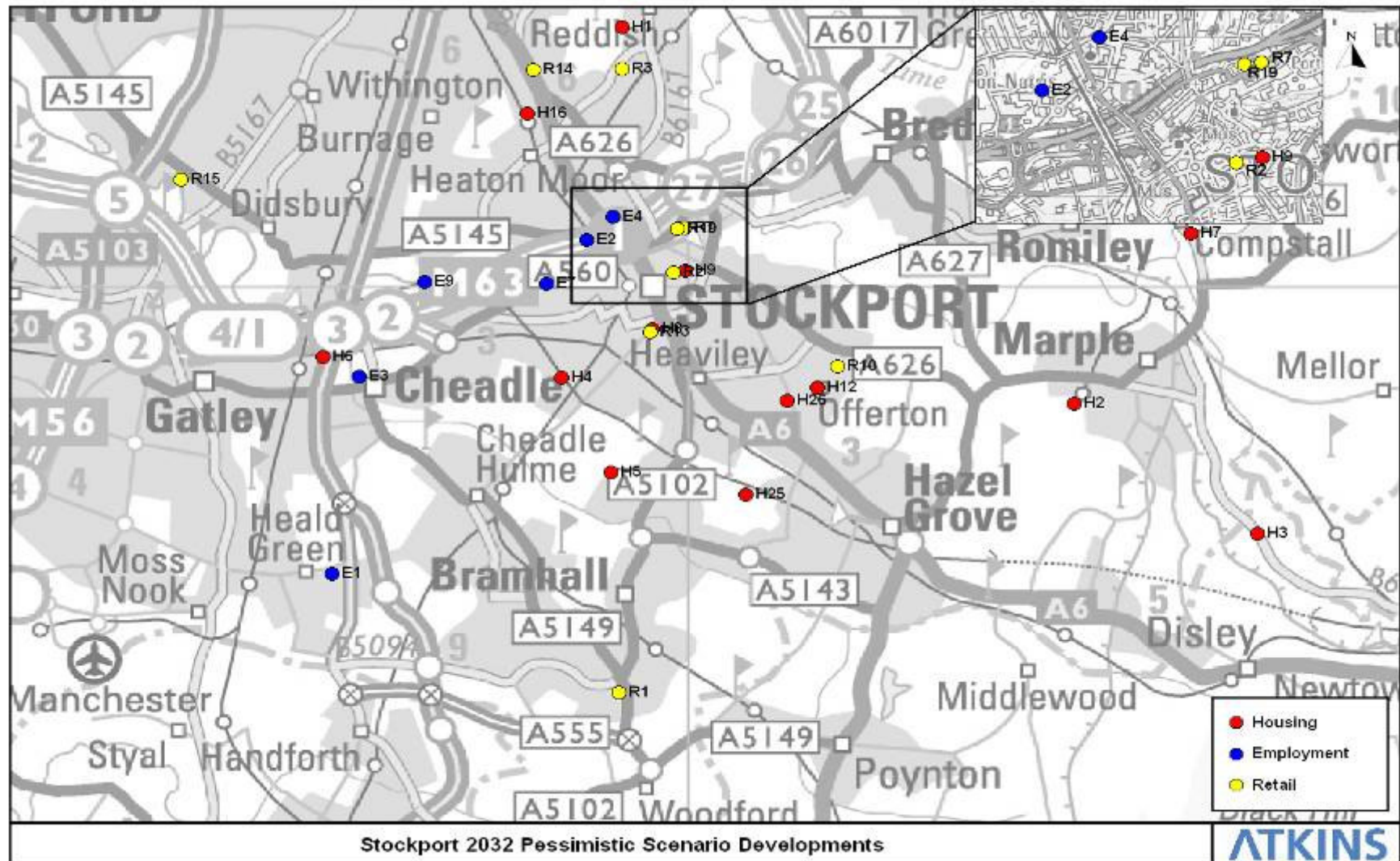


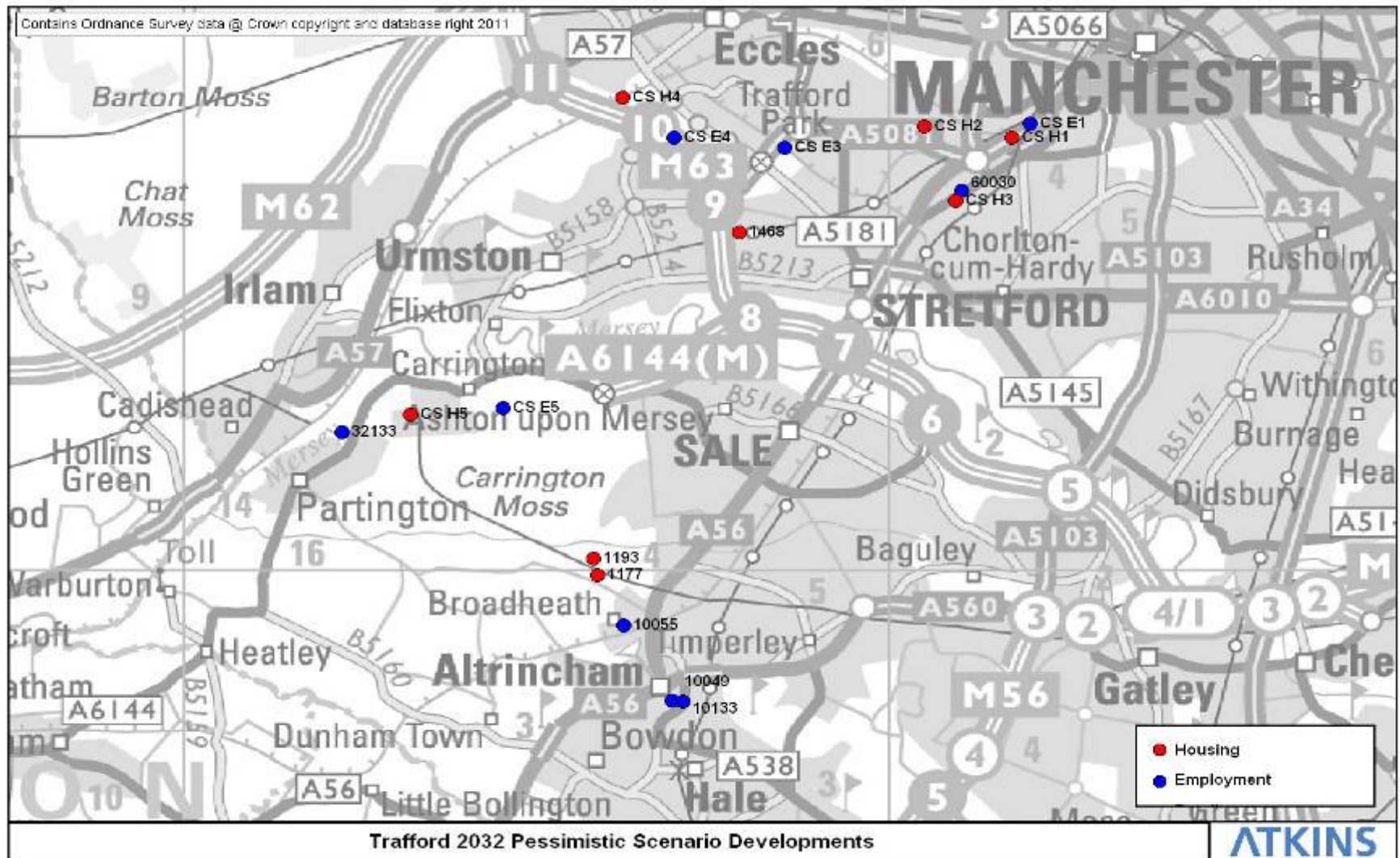














## **Appendix C**

### **2032 'Core' Scenario Trip Rates**

## 2032 Core Scenario Cheshire East Council

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
						Arrivals	Departures	Arrivals	Departures	
2	Tytherington Business Park remaining plots on phases 1 & 2	Employment	Springwood Way, Macclesfield	Circa 28,000 sqm B1a remaining	Large greenfield site allocated in Local Plan. High quality business park principally for B1 uses.	2413	2400	4286	3963	Near certain
9	Parkgate Industrial Estate extension	Employment	Haig Road / Mobberley Road, Knutsford	Potential circa 30,000 sqm industrial and office	Allocated for B1/B2/B8 but constrained by access. New access from Mobberley Road now in place but requires a tunnel under railway to connect the site	2585	2572	4592	4267	Near certain
10	Additional expansion land at Parkgate Industrial Estate	Employment	Haig Road / Mobberley Road, Knutsford	32,762 sqm industrial and office	Additional allocation for B1/B2/B8 to help overcome viability issues associated with cost of new access to Parkgate extension	2823	2808	5014	4660	More than likely
13	Knutsford Supermarket	Retail	Brook Street, Knutsford	1,560 sqm food retail	Edge of centre redevelopment site	1797	1800	2728	2271	Near certain
14	Macclesfield District General Hospital Blue Zone	Housing	Cumberland Street, Macclesfield	67 dwellings, 75-bed care home, 550 sqm retail and 3,600 sqm office block	Surplus hospital land	1812	1842	2964	2956	Near certain
24	Ingersley Vale	Housing	Bollington	66 dwellings	Underused industrial site	285	300	454	445	Near certain
26	Land near former Old Kings Head PH	Employment	Chestergate, Macclesfield	576sqm A1	Brownfield town centre site	734	736	1204	1269	Near certain
27	Unit 8	Retail	Lyme Green Retail Park, Macclesfield	3179sqm gross, 1683sqm net A1	Brownfield out of centre retail park unit	1938	1942	2943	2917	Near certain
28	Curry's Ltd	Retail	Lyme Green Retail Park, Macclesfield	560sqm A1	Brownfield out of centre retail park unit	645	646	979	971	Near certain
29	Unit 6	Retail	Lyme Green Retail Park, Macclesfield	1352sqm gross, 720 sqm net A1	Brownfield out of centre retail park unit	829	831	1259	1248	Near certain
30	AstraZeneca	Employment	Alderley House, Alderley Edge	6256 gross	Erection of research building	539	536	958	890	Near certain
31	IFE Services Ltd	Employment	Haig Road / Mobberley Road, Knutsford	2380 gross / 1180 net	Demolition of existing buildings and erection of two new office buildings	109	115	176	160	Near certain
32	Land at Mottram Way	Employment	Macclesfield	1903 gross / 654 net	Erection of two new buildings (phase 3) comprising six single storey units	60	64	98	89	Near certain
33	Rupert House	Employment	London Road South, Poynton	2522	Erection of two storey office building (b1) and five industrial storage and distribution units (b2/b8) with associated parking and turning areas.	232	246	377	342	Near certain
34	22-24 Manchester Road	Employment	Wilmslow	1005 gross / 732 net	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access	67	71	109	99	Near certain
35	Wycliffe House	Employment	Water Lane, Wilmslow	1520	Erection of three storey extension for b1 office purposes and provision of additional decked car parking accommodation	140	148	227	206	Near certain

2032 Core Scenario High Peak

Reference	Site	Type	Location	Dwellings/Floorspace (sqm)	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
						Arrivals	Departures	Arrivals	Departures	
H2	Dale Lane	Housing	Buxton	221	Site requires development of Fairfield Link Road which is likely to delay the scheme	955	1004	1520	1491	Near certain
H6	Charlestown Works	Housing	Glossop	100	SHLAA site on industrial land	432	454	688	674	Near certain
H7	Forge Works	Housing	Chinley	200	SHLAA site on industrial land	864	908	1375	1349	Near certain
E1	Morrisons extension	Employment/Retail	Buxton	1253	Extension to existing supermarket	1443	1446	2191	2172	Near certain
E4	Tesco	Employment/Retail	Whaley Bridge	1249	Extension to existing supermarket	1439	1441	2184	2165	Near certain
E5	Howard Town Mill	Employment/Retail	Glossop	Supermarket – 1921 Mixed A1 non-food, A3 and A4 - 2517	Mixed-use scheme including A1 (food and non-food), A3 and A4.	3454	3376	3360	3329	Near certain
E6	Staden Lane	Employment/Retail	Buxton	B8 - 1168	Proposed chill store extension, pallet storage, office, canteen & staff facilities	6	6	6	6	Near certain
E7	Dinting Lodge	Employment/Retail	Glossop	B2 – 12,160	Extension to the NE corner of the main industrial building	507	516	693	711	Near certain
E8	Waterswallows Road	Employment/Retail	Buxton	B2 – 23,865	Construction of bottling plant and warehousing	995	1012	1361	1396	Near certain

2032 Core Scenario Manchester City

Reference	Site	Type	Net Increase in Area / Number of dwellings	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
				Arrivals	Departures	Arrivals	Departures	
H1	Sites at former Withington Hospital, West Didsbury	Housing	299	1439	1358	2056	2017	Near Certain
H2	Former City College Site, Moor Road, Brooklands	Housing	50	216	227	344	337	Near Certain
H3	Styal Road, Woodhouse Park	Housing	14 house, 135 apartments	419	484	596	682	Near Certain
H4	Wastdale Road, Baguley	Housing	67	290	304	461	452	Near Certain
H5	Portway/Petheridge Drive, Woodhouse Park	Housing	88	605	594	605	594	Near Certain
H8	Tuffley Road, Rodborough Road	Housing	68	294	309	468	459	Near Certain
H9	East of Rowlandsway, Sharton	Housing	90					Near Certain
H10	Tuffley Road, Rodborough Road	Housing	68	294	309	468	459	Near Certain
E9	New Town Centre Bus Station at Wythenshawe Hospital	Employment/Retail	0.540338 ha	498	526	807	733	Near Certain
E11	3,120sqm of office planning permission on 0.39ha at Cedars, Wythenshawe	Employment/Retail	3,120 sqm / 0.39 ha	287	304	466	423	Near Certain
E13	20,169sqm on 3.04ha site at Didsbury Point, Princess Road	Employment/Retail	20,169 sqm / 3.04 ha	1858	1964	3013	2736	Near certain
E15	Etrop Court 2 shops, 6206sqm on 0.94ha office B1 (District offices for the Local authority) at Rowlandsway, Wythenshawe	Employment/Retail	6206 sqm / 0.94 ha	572	604	927	842	Near Certain
E16	Private Hospital @ Didsbusry Point	Employment/Retail	15,500m2	1509	1461	2546	2319	Near Certain
E17	New Bus Garage, Stage Coach @ Longley Lane	Employment/Retail	4385 / 1.75 ha	404	427	655	595	Near Certain
E18	Recycling Centre rebuild@ Longley Lane	Employment/Retail	7064m2	651	688	1055	958	Near Certain



## 2032 Core Scenario Stockport

Reference	Site	Type	Location	Floorspace	Site Area	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
							Arrivals	Departures	Arrivals	Departures	
E1	Cheadle Royal	Employment	Cheadle Royal Business Park, Cheadle	11,000sqm B1 office	2.84Ha	Major office development site with a number of consents and outline permission. Figure includes all land still available for development, with estimated floorspace	1014	1071	1643	1492	Near certain
E2	Green Lane Industrial Area	Employment	Higher Bury Street, Stockport	574sqm B1 office	0.6Ha	Office development at vacant site	53	56	86	78	Near certain
E3	Cheadle District Centre	Employment	Travis Perkins, Lime Grove, Cheadle	1011sqm B8	0.51Ha	Redevelopment of existing site	5	5	5	5	Near certain
E4	Former Thomas Storey Site	Employment	Tiviot Way, Stockport	19888sqm B2/B8	6.6Ha	Development of a number of B2 and B8 units vacant employment site	830	844	1134	1164	Near certain
E5	Land at Pepper Road	Employment	Pepper Road, Hazel Grove	500sqm light industrial	1.01Ha	Development of light industrial unit	40	40	54	55	More than likely
E6	Lawnhurst Business Park	Employment	Thales, Ashurst Drive, Cheadle Heath	3345sqm B1 office	0.87Ha	Office extension at existing use	326	315	549	500	More than likely
E7	Kings Vallley	Employment	Yew Street, Stockport	12555sqm B1 office	2.54Ha	Permission for a number of units in an allocated site close to M60 Jct.1	1157	1223	1876	1703	Near certain
E9	Battersea Road Business Park	Employment	Battersea Road, Heaton Mersey	4479sqm B1 office	1.24Ha	Office development at vacant site	413	436	669	608	Near certain
E11	Stockport Town Centre	Employment	Town Centre Area	65000sqm B1 office		Major focus for future office development in borough over a number of sites in the town centre. Estimated floorspace. (Easting/Northing given is for one particular site in the town centre).	13106	13008	21250	19908	More than likely
E12	Bredbury Parkway	Employment		22500sqm B2/B8	7Ha	A number of different sites in this large employment area have potential for (re)development. This is an estimated total area and floorspace for what will primarily be B2 and B8 uses. (Easting/Northing given is for one particular site in the employment area).	938	954	1283	1317	More than likely
H1	Site of New Mill, Houldsworth Street	Housing	Reddish	291	2.77	Conversion and extension to existing mills to provide 383 units and 88 units in new 6 storey block - 471 in total. Phase I complete (180 flats) - hence no. of units given is 291. Phase II (123) started but has stalled. Phases III and IV may be scaled back.	772	906	1076	1267	Near certain
H2	104, 106 Cross Lane and Park and Paterson Ltd	Housing	Marple	79	1.93	Application granted Oct 2010 for demolition of vacant foundry and ancillary buildings and redevelopment of site for 79 dwellings.	341	359	543	533	Near certain

Reference	Site	Type	Location	Floorspace	Site Area	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
							Arrivals	Departures	Arrivals	Departures	
H3	Goyt Works, Station Road	Housing	Strines	96	2.5	Redevelopment to provide 96 houses and 2 employment units.	415	436	660	647	Near certain
H4	Site A - Phase 2 (Former Bridgehall Sidings)	Housing	Bridgehall	150	4.9	Allocated housing site reclaimed using derelict land grant. New road access created and the site is now ready for redevelopment after being regraded and levelled.	648	681	1032	1012	Near certain
H5	Land at Midland Rd / Geneva Rd	Housing	Bramhall	163	5	Development of landfill site - 163 managed flats comprising one 3/4 storey and four 3 storey blocks of flats (139 x 2 bed units - 30 AH) & one 3 storey block of 24 sheltered flats for elderly persons (15 x 2 bed and 9 x 1 bed).	432	508	603	710	Near certain
H6	Former Barnes Hospital, Kingsway	Housing	Cheadle	128	3.8	Conversion of vacant hospital buildings to create 42 flats and erection of 18 town houses and 68 flats.	523	556	823	820	Near certain
H7	Compstall Mills, Andrew Street	Housing	Compstall	121	1.55	The Planning Brief for this Major Existing Developed Site in the Green Belt lists housing as an acceptable use. Application submitted 22/6/09 for mixed use development including 121 residential units.	321	377	448	527	Near certain
H8	Hollands Mill site, 61a - 63 Shaw Heath	Housing	Town Centre	112	0.752	Outline application granted 20/04/2010 for mixed-use development of vacant site providing up to 112 residential units.	297	349	414	488	Near certain
H9	Hopes Carr Phase 1	Housing	Town Centre	90	1.2	Planning permission granted Mar 2010 for a total of 90 units and 2 retail units in line with approved masterplan for wider Covent Garden area.	180	209	310	337	Near certain
H12	Dialstone Centre, Lisburne Lane	Housing	Offerton	90	3.5	Former secondary school converted to Council offices, training centre, leisure centre and library. Major repairs needed in medium term. Site has been marketed for disposal though may need to accommodate some of the existing uses on the redeveloped site.	389	409	619	607	Near certain
H13	Hopes Carr Phase 2 / Covent Garden sites	Housing	Town Centre	120	2.64	Masterplan for wider Covent Garden area approved Dec 09 with indicative total of 270 additional units including development of this car park / vacant site and refurbishment of existing flats. See also site 247 in particular.	519	545	825	809	More than likely
H15	Oakwood Mills, Oakwood Road	Housing	Romiley	150	4.3	Site put forward during SHLAA Call for Sites exercise. Used scheme	389	409	847	868	More than likely

Reference	Site	Type	Location	Floorspace	Site Area	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
							Arrivals	Departures	Arrivals	Departures	
						submitted during UDP review to estimate capacity. 90 houses and 60 flats in 4 three storey blocks (5 flats on each floor).					
H16	Stockport College Heaton Moor Campus, Buckingham Rd	Housing	Heaton Moor	80	2.33	College intends to sell the site following the redevelopment of Town Centre campus. The site is within a predominantly residential area and is regarded as suitable for housing development.	346	363	550	540	Near certain
H24	Bus depot and adjacent works buildings, Charles St	Housing	Heaviley	75	1.87	Bus depot in use. Adjoining warehouse largely vacant. Unlikely that works/warehouse part of site will be development without bus depot. More likely and desirable if comprehensive development takes place but then has to be regarded as a long term site.	199	234	277	326	More than likely
H25	MAN Diesel & Turbo UK Ltd, Mirlees Drive	Housing	Hazel Grove	203	6	Demolition of existing buildings, mixed employment and residential development comprising B2/B8 move-on units and up to 203 dwellings (183 houses and 20 flats).	877	922	1396	1369	Near certain
H26	Former Cherry Tree Hospital, Cherry Tree Ln	Housing	Great Moor	75	2.15	A nursery and vacant former hospital site identified as surplus to requirements by Stockport PCT.	324	341	516	506	Near certain
H27	Offerton High School, The Fairway	Housing	Offerton	75	2.5	The school is due to close in August 2012. It is a Major Existing Developed Site (MEDS) in the Green Belt, attached to the urban area, and occupies a prominent position adjoining the Goyt Valley. Redevelopment of the site is to be in accordance with a brief agreed by the Council.	324	341	516	506	More than likely
R1	32 Woodford Road	Retail	Bramhall	553sqm A1 use, 202sqm A3 use	0.03	A former 533sq m gross Woolworths (A1 use) with 202 sq m upper floor offices; ground floor changed use to a restaurant (A3 use).	86	82	83	75	Complete
R2	91 Lower Hillgate	Retail	Stockport	636sqm gross 509sqm net A1 use	0.06	Change use of ground floor from a restaurant to office/showroom	648	651	153	121	Complete
R3	Former Rempoy Site, Broadstone Road	Retail	Heaton Chapel	2286sqm gross D2 use and 326sqm B1 office use	0.4ha	Change use of existing building from B8 (Warehouse) to D2 (Leisure) and B1 (offices), external alterations and provision of parking facilities	30	32	49	44	Complete
R4	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	6882sqm	0.179ha	New mixed use hotel development inc. Conference facilities, leisure suite and associated parking	484	450	648	635	More than likely

Reference	Site	Type	Location	Floorspace	Site Area	Description	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
							Arrivals	Departures	Arrivals	Departures	
R5	Town Centre, Former Greenhale House	Retail	Piccadilly SK1 3DY	664sqm	0.172ha	Mixed use development comprising 155 residential units and 2 commercial units	846	849	1388	1453	More than likely
R7	Town Centre, Unit 3 Peel Centre	Retail	Great Portwood Street	936sqm gross A1 use	0.094ha	Installation of mezzanine floor	1192	1196	1956	2063	Near certain
R9	Town Centre, Rock Buildings, Mersey Square	Retail	Stockport	2254sqm	0.14ha	Conversion of the Rock Buildings and demolition and new build of previous extensions/outbuildings to form an 81 bedroom hotel	158	147	212	208	More than likely
R10	Offerton Shopping Precinct	Retail	Offerton	1603sqm gross; 1239sqm A1, 210sqm A3	0.652ha	Demolition of existing buildings and regeneration of the site to provide a neighbourhood food store, retail unit, pharmacy and restaurant	1667	1669	2749	2856	Near certain
R11	M60 Gateway	Retail	Land at Water Street	5574sqm gross	1.1ha	Two storey class A1 non-food retail/class D2 leisure development, with associated parking and ancillary facilities	7079	7125	11649	12283	More than likely
R12	M60 Gateway	Retail	Land at Water Street	2860sqm A1 and 3150sqm hotel	1.2ha	Mixed use (non-food retail and hotel)	3864	3862	5977	6302	More than likely
R13	Town Centre Hollands Mill Site	Retail	61A-63 Shaw Heath	500sqm gross	0.84ha	A1, A2, A3, A4 or A5 use	637	639	1045	1102	Near Certain
R14	Micro Direct, Weybrook Road	Retail	Heaton Chapel	1448sqm gross, 990sqm net	0.69ha	Demolition of warehouse and erection of a food store with associated access car parking and landscaping	1261	1266	2069	2182	Near certain
R15	Lancashire Hill, Halfords Unit, Manchester Road Retail Park	Retail	Manchester Road, Stockport	1773sqm gross, 1418sqm net	0.896ha	Reconfiguration and extension of existing retail unit and improvements to the car parking layout, internal access road and service vehicle access point	1806	1813	2963	3125	Near certain
R19	Town Centre J Sainsbury's	Retail	Stockport	14,629sqm gross external area. Including 6551sqm net sales area	3.79ha	Relocation and expansion of J Sainsbury's. Proposes 6551sq m net A1 use floorspace supermarket at Knightsbridge and closure of existing 2,599sq m net Sainsburys supermarket at Warren Street which would then be likely to be redeveloped/occupied by a comparison goods retailer	7545	7560	11457	11354	Near Certain



2032 Core Scenario Trafford

Reference	Site	Type	Floorspace (sqm) / Dwellings	Average All Day Trip Rate		85 <sup>th</sup> % All Day Trip rate		Uncertainty by 2032
				Arrivals	Departures	Arrivals	Departures	
10049	Stamford Centre	Employment/Retail	1660	153	162	248	225	Near Certain
10133	Altair Site	Employment/Retail	8471	781	825	1266	1149	Near Certain
10055	Jarvis House	Employment/Retail	735	68	72	116	100	Near Certain
32133	Partington Wharfside	Employment/Retail	24047	2216	2342	3593	3262	Near Certain
60030	Trafford Town Hall	Employment/Retail	11019	1015	1073	1646	1495	Near Certain
1177	Stamford brook,sinderland brook (part hou4)	Housing	90	389	409	619	607	Near Certain
1193	Stamford brook - phase 2/3,sinderland brook (part hou4)	Housing	380	1642	1726	2613	2563	Near Certain
1468	Land at ripon crescent,brompton road	Housing	80	346	363	550	540	Near Certain
CS H1	Pomona island	Housing	800	3457	3634	5502	5396	Near Certain
CS H2	Trafford wharfside	Housing	900	3889	4088	6189	6070	Near Certain
CS H3	Lccc	Housing	400	1728	1817	2751	2698	Near Certain
CS H4	Trafford centre rectangle	Housing	1050	4537	4769	7221	7082	Near Certain
CS H5	Carrington	Housing	1560	6741	7086	10728	10522	Near Certain

# **Appendix D**

## **Highway & Public Transport Infrastructure Improvements**

**2017 & 2032 Core Scenarios**

<b>Highway</b>	
<b>2017</b>	<b>2032</b>
A556 Knutsford to Bowdon Improvement	A556 Knutsford to Bowdon Improvement
M60 Junction 12-15 Widening	M60 Junction 12-15 Widening
Blue Works (M56 Junction 6)	Blue Works (M56 Junction 6)
Pale Yellow Works (Runger Lane/Cargo Centre)	Pale Yellow Works (Runger Lane/Cargo Centre)
Dark Yellow Works (Runger Lane/Thorley Lane)	Dark Yellow Works (Runger Lane/Thorley Lane)
Poynton Town Centre Enhancements	Red Works (M56 Junction 5-6 Widening)
Alderley Edge Bypass	Poynton Town Centre Enhancements
	Western Gateway Infrastructure Scheme (WGIS) Full
	Alderley Edge Bypass

<b>Public Transport</b>	
<b>2017</b>	<b>2032</b>
Metrolink: Chorlton to East Didsbury	Metrolink: Chorlton to East Didsbury
Metrolink: Droylsden to Ashton	Metrolink: Droylsden to Ashton
Leigh-Salford-Manchester Busway	Leigh-Salford-Manchester Busway
Airport and 2CC - Metrolink	Airport and 2CC - Metrolink
Altrincham Interchange	Altrincham Interchange
Elements of Cross City Bus Package	Elements of Cross City Bus Package

**2017 & 2032 Optimistic Scenarios**

<b>Highway</b>	
<b>2017</b>	<b>2032</b>
A556 Knutsford to Bowdon Improvement	A556 Knutsford to Bowdon Improvement
M60 Junction 12-15 Widening	M60 Junction 12-15 Widening
Blue Works (M56 Junction 6)	Blue Works (M56 Junction 6)
Pale Yellow Works (Runger Lane/Cargo Centre)	Pale Yellow Works (Runger Lane/Cargo Centre)
Dark Yellow Works (Runger Lane/Thorley Lane)	Dark Yellow Works (Runger Lane/Thorley Lane)
Poynton Town Centre Enhancements	Red Works (M56 Junction 5-6 Widening)
Alderley Edge Bypass	Poynton Town Centre Enhancements
	Western Gateway Infrastructure Scheme (WGIS) Full
	Alderley Edge Bypass

<b>Public Transport</b>	
<b>2017</b>	<b>2032</b>
Metrolink: Chorlton to East Didsbury	Metrolink: Chorlton to East Didsbury
Metrolink: Droylsden to Ashton	Metrolink: Droylsden to Ashton
Leigh-Salford-Manchester Busway	Leigh-Salford-Manchester Busway
Airport and 2CC - Metrolink	Airport and 2CC - Metrolink
Altrincham Interchange	Altrincham Interchange
Elements of Cross City Bus Package	Elements of Cross City Bus Package

**2017 & 2032 Pessimistic Scenarios**

<b>Highway</b>	
<b>2017</b>	<b>2032</b>
Poynton Town Centre Enhancements	Poynton Town Centre Enhancements
Alderley Edge Bypass	Alderley Edge Bypass
Blue Works (M56 Junction 6)	Blue Works (M56 Junction 6)
Pale Yellow Works (Runger Lane/Cargo Centre)	Pale Yellow Works (Runger Lane/Cargo Centre)
Dark Yellow Works (Runger Lane/Thorley Lane)	Dark Yellow Works (Runger Lane/Thorley Lane)
	Red Works (M56 Junction 5-6 Widening)

<b>Public Transport</b>	
<b>2017</b>	<b>2032</b>
Metrolink: Chorlton to East Didsbury	Metrolink: Chorlton to East Didsbury
Metrolink: Droylsden to Ashton	Metrolink: Droylsden to Ashton
Airport and 2CC - Metrolink	Airport and 2CC - Metrolink
	Altrincham Interchange



# **Appendix E**

## **Manchester Airport Modelling Assumptions Note**

# DRAFT

**Client** SEMMMS Client Board

**Project** SEMMMS (A6 to Manchester Airport) Relief Road

**Subject** Modelling of Manchester Airport – Forecasting Assumptions

This note outlines the assumptions to be made in modelling Manchester Airport in the SEMMMS7 SATURN Model and SEMMMS VDM.

**This Note** 2023-00-B33v0.5-Manchester Airport Assumptions.doc

**Originator** David Nixon

Version	Comments	Date	Check / Approve
v0.2	Second Draft	100428	DN
v0.3	Third Draft – Revised to incl MVA feedback	100430	DN
v0.4	Final – Incorporating changes to modal split, freight & highway scheme sections	100506	DN
v0.5	Final – Amendments to paragraph 5.7 and Table 2	100506	DN
v0.6	TM amendments to add caveats	100507	TM
v0.7	RK / GM amendments after MAG Comments	100607	RK

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<b>Issued</b>	Organisation	FAO
100428	Atkins/MVA	Robin Kimber, Pete Kidd – v0.2 Draft for comment
100430	SW/Atkins/MVA	Graham Martin, Robin Kimber, Pete Kidd, N Benbow – v0.3 for review
100506	SW/Atkins/MVA	Graham Martin (for onward circulation), Robin Kimber, Pete Kidd – v0.4
100506	SW/Atkins/MVA	Graham Martin (for onward circulation), Robin Kimber, Pete Kidd – v0.5

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## SEMMMS (A6 to Manchester Airport) Relief Road

### Modelling of Manchester Airport – Forecasting Assumptions

#### Introduction

GMTU and MVA have been commissioned by the SEMMMS Client Board to develop a SATURN traffic model (SEMMMS7B) and a Variable Demand Model (SEMMMS VDM) respectively to inform the appraisal of the proposed SEMMMS (A6 to Manchester Airport Relief Road.) Both models require significant data inputs, a number of which relate specifically to Manchester Airport.

In September 2009, GMTU officers met representatives of Manchester Airport Group (MAG) and AECOM to discuss the information that GMTU considered necessary to adequately represent Manchester Airport in the SEMMMS transport models.

At the time of these original meetings the opening and design years for the SEMMMS project was 2015 and 2030 respectively. Due to the time elapsed and the likely timetable for submission of the project the SEMMMS board have changed the opening and design year horizons to 2017 and 2032 respectively.

Subsequent meetings between the MAG, their consultants AECOM, and the modelling team represented by GMTU and Atkins which have sought to determine an “evidence base” for the Airport that would support modelling work for 2009, 2015 (SEMMMS opening year) and 2030 (SEMMMS design year) horizons. Based on the discussions at those meetings, this note sets out the assumptions to be applied to represent the Airport and associated developments in 2015 and 2030,

#### Data Inputs

SEMMMS VDM will be used to determine future horizon overall levels of trip making by available travel modes. The model needs transport supply (infrastructure, frequencies etc) and demand (jobs and population) data, and information on respective travel costs.

SEMMMS7B SATURN provides the highway network infrastructure information and determines route choice and highway travel costs based on the highway travel demand under set scenarios, which in turn is derived iteratively by SEMMMS VDM. SEMMMS VDM also refers to Public Transport (PT) costs derived from a further, PT, model that completes the modelling suite. SEMMMS VDM determines travel mode splits derived via the highway and PT models and provides demand forecasts that feed back into them in order to iteratively identify balanced costs across the transport system.

Key inputs to SEMMMS VDM aside from network costs are information on current and envisaged land use, development and employment.

Key inputs to SEMMMS7B SATURN are the future topology of the network, its capacity, and traffic loading points (i.e. locations where traffic may be entering or leaving the network).

The two models operate on a zonal basis, with SEMMMSVDM using aggregations of SEMMMS7B SATURN model zones away from the schemes area of influence (AOI) and one-to-one correlations in the AOI, including the airport and its environs.

In order to meet Department for Transport requirements there is a need to develop:

- A core (most likely) scenario
- A pessimistic scenario
- An optimistic scenario.

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This means that a range of development and (possibly) infrastructure options will need to be identified.

From the viewpoint of Manchester Airport, the key data required for modelling is that relating to future passenger and employee numbers, as these will have the biggest impact on trip making. However, there are a number of other issues relating to the Airport that will impact on one or both of the models.

The key assumptions relating to Manchester Airport are set out below.

## 2. Passenger Growth

Following discussions with MAG and their traffic consultants AECOM, it has been agreed that the future Airport passenger growth assumed for SEMMMS purposes will be as per the Department For Transport's UK Air Passenger and CO<sub>2</sub> Forecasts 2009 published on 15 January 2010 (and as amended by DfT on 17 March 2010).

The UK Air Passenger Forecasts forecast airport passenger numbers under three scenarios; providing low, central and high forecasts. The central forecasts take account of forecast changes in GDP, air fares (and through these, fuel and non-fuel costs) and "market maturity". The low and high forecasts are based on a range of sensitivity tests relating to variations in GDP, oil prices, air passenger duty and non-fuel costs, and the impacts of emission standards.

The projections for Manchester Airport are shown in Table 1 below. The central forecast will be used as the basis of the SEMMMS core forecasts. Low and high passenger forecasts will be applied in the pessimistic and optimistic scenarios respectively.

<b>Table 1 UK Air Passenger Forecast Projections for Manchester Airport (Millions of Passengers per Annum)</b>			
<b>Year</b>	<b>Low (Pessimistic)</b>	<b>Central (Core)</b>	<b>High (Optimistic)</b>
2005	20	20	20
2015	30	30	30
2030	40	45	45
<b>Notes:</b> Source: UK Air Passenger Demand and CO <sub>2</sub> Forecasts, Department for Transport, January 2010, Table F1			

### Airport Employee Growth

For modelling purposes we would ideally wish to know the number of person trips generated by workers at Manchester Airport in each of the forecast years and modelled time periods (0800-0900, an average interpeak hour between 1000 and 1500, and 1700-1800). However, these are understandably difficult figures to determine.

In previous demand modelling work in Greater Manchester (using GMSPM2), the ratio of Airport site employees to passenger throughput has been assumed to remain unchanged from 2006 e.g. if passenger throughput doubles, Airport employees double.

In the absence of more detailed information, and following discussion with MAG, this assumption will be adopted for SEMMMS forecasting.



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## **Commercial Development Adjacent to Manchester Airport - Airport City and Manchester Business Park**

An additional 5,000 jobs were assumed in GMSPM2 to reflect the development of the 'Airport City' site over the next 10-15 years. This figure was based on the planning consents for what were historically known as the Burford and Arlington development sites to the north of Manchester Airport.

The Burford site, which is now the proposed site of Airport City, was granted outline planning permission by MCC on April 2006 for the development of 50,000 square metres of office /business park (B1) type development.

The Arlington site, now under the control of Goodmans, has permission for 62,700 square metres of office/business park (B1) type development. This site is currently being developed as individual plots.

MAG is currently undertaking research into the feasibility of various development mixes for the Airport City site. However, while it is possible that the development eventually undertaken will be mixed use rather than entirely B1, until the feasibility work is completed the precise mix will remain uncertain.

Given the uncertainty regarding the nature of future development it will be assumed that the development assumptions for the Airport City/Burford and Arlington/Goodmans sites will be as per the current permissions.

Table 2 shows the assumed levels of development and employment at the two development sites in 2009, 2015 and 2030. The employment estimates are based on data from business park and office developments on the TRICS Traffic Generation Database.

For the SEMMMS modelling, core pessimistic and optimistic scenarios have been identified. The scenarios assume:

- For Airport City (Burford), that the site is fully developed and occupied by 2030; development/occupation by 2015 is assumed to be 50%, 25% and 75% under core, pessimistic and optimistic scenarios respectively
- For Arlington/Goodmans, that the site is fully developed by 2030; development/occupation by 2015 is assumed to be 66%, 50% and 100% under core, pessimistic and optimistic scenarios respectively. These figures reflect the fact that about a quarter of the permitted floorspace is currently built and occupied (by Cuzzons, Regus and Ericcson).

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**Table 2 Estimated Jobs on the Airport City and Goodmans Developments**

	Airport City/Burford			Goodmans		
	Core	Pessimistic	Optimistic	Core	Pessimistic	Optimistic
Permitted Floorspace (B1)	50,000	50,000	50,000	62,700	62,700	62,700
Occupied 2009	0	0	0	17,065	17,065	17,065
Occupied 2015	25,000	12,500	37,500	41,800	31,350	62,700
Occupied 2030	50,000	50,000	50,000	62,700	62,700	62,700
Jobs 2009	0	0	0	806	806	806
Jobs 2015	1180	590	1770	1970	1480	2960
Jobs 2030	2360	2360	2360	2960	2960	2960

## Commercial Development Adjacent to Manchester Airport – Davenport Green

MAG has drawn attention to the potential development of the Davenport Green site to the west of the M56 but accessed by Thorley Lane/Runger Lane to the east of the motorway.

This site is earmarked for a development of up to 93,000 square metres of B1 floorspace and until recently had outline planning consent for a first phase of 46,450 square metres. This permission has now lapsed and Trafford MBC (in whose area the site lies) is seeking to remove the B1 allocation from their LDF.

A further issue in determining the future development of the Davenport Green site is that of Metrolink. Discussions with MCC confirm that the completion of the Wythenshawe Loop Metrolink extension was a key factor in making the Davenport Green site viable. However, plans for the western side of the loop, which would have served Davenport Green have now been dropped. In the light of the expiry of planning permission and the likely impact of the changes to Metrolink plans, we do not consider it necessary to incorporate Davenport Green in the core SEMMMS forecasts.

However, as uncertainty does exist as to future of the site we will include the Davenport Green site within the SEMMMS Optimistic scenario.

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As with other developments the number of trips generated by the development and their modal split will be estimated within the VDM based on the number of jobs. Using the jobs/floorspace ratios determined from TRICS and used in the calculation of jobs at the Airport City and Goodmans sites we will assume:

- 25% development/occupation of previously consented floorspace (11, 600 sq m) by 2015, creating 550 jobs
- 100% development/occupation of previously consented floorspace (46,450 sq m) by 2030, creating 2,200 jobs.

## Derivation of Modal Split

For most trips there are generally a choice of modes i.e. car, bus, heavy rail, Metrolink, cycle and walk.

MAG has set a target of 40% of trips to and from Manchester Airport being by non-car modes. The Airport Masterplan states that this will be achieved by:

- Promotion of public transport
- Developing a mix of off site “park and ride” and on site parking
- Discouraging “kiss and fly” and taxi use
- Use of demand management techniques.

The measures identified by MAG under these general headings are set out in the Airport's Ground Transport Plan. The key measures are summarised below.

## Roads

- Demand management of road traffic, focusing on reducing the number of vehicle trips per passenger; MAG have indicated that a key aspect of the demand management will be the introduction of a £5 access charge for vehicles entering the Airport area between 2015 and 2030.
- Explore opportunities to develop dedicated high-occupancy vehicle or bus lanes on strategic airport approach roads
- Use of technology to provide improved driver information, and the introduction of Active Traffic Management measures.

## Parking

- Accommodate growth in short stay parking within the central terminal area
- Discourage use of the car by employees through relocation of long stay staff spaces to the periphery of the Airport and incentive schemes
- Develop strategic park and ride sites

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## Rail

- Complete the third rail platform at the interchange (now open)
- Increase capacity on Transpennine routes through lengthening trains and improving frequencies
- Add new services to the Midlands and North Wales
- For the longer term, review the feasibility of new infrastructure in the Manchester Hub and support improvements, and work with Network Rail et al to develop a western rail link.

## Coach

- Develop new coach links into under-served PT markets such as Merseyside, North Wales and Central and East Lancashire
- Increase frequencies and reliability on existing routes; this is linked to the development of bus only lanes on key sections of the strategic road network.

## Bus

- Work with operators and GMPTE to improve service provision
- Take full advantage of SEMMMS Quality Bus Corridor Improvements
- Develop new demand responsive and early/late services
- For the longer term, work to improve bus access to rail and tram stops with services to GM

## Metrolink

- Complete the Airport Metrolink Link.

## Walking and Cycling

- Improve local cycle routes, including the Airport Orbital Cycleway
- Ensure provision of cycle parking facilities across the Airport.

For previous strategic modelling in Greater Manchester, the modal split of trips to/from Manchester Airport has been derived within the demand model and reflected the supply and cost of the various alternative modes available to the trip maker. No attempt was made to impose the specific modal split targets set out in the Airport Masterplan and Ground Transport Plan. We will adopt the same approach for SEMMMS modelling.

The modelling will seek to incorporate those measures outlined above which are clearly defined and that can be represented in the VDM and/or SATURN models. By far the most significant impacts on modal split will be those resulting from the proposed access charge and the completion of the Airport Metrolink line.



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Within SEMMMS VDM it will therefore be assumed that for core modelling:

- A variety of Airport 'demand management strategies' will be implemented at a point between 2015 and 2030; this will also be modelled explicitly in the SATURN model at 2030
- Airport Metrolink is open by 2015; frequencies and interchange opportunities (e.g. in the City Centre) will be confirmed with GMPTE.

Many of the other improvements referred to in the GTP and Need for Land – particularly those affecting heavy rail – are not yet defined sufficiently to permit modelling and/or are not yet committed. Similarly, although the Public Transport model being built as part of the SEMMMS VDM will be capable of modelling improvements to service provision/frequencies (bus and rail), to do so would require such changes to be clearly specified. The impact on modal split of such changes within the VDM is likely to be marginal.

## Freight Vehicle Movements

The Cargo Centre located off Runger Lane is a significant generator of goods vehicle movements. However, many of these movements occur outside the normal traffic peak periods.

MAG has plans to significantly expand floorspace for airlines, freight forwarders etc. However, the impact of these plans on freight vehicle movements is unclear. Discussions with the Airports traffic consultants, AECOM, suggest that there is little concrete information available on future growth in good vehicle movements.

In consultation with AECOM, GMTU have examined traffic forecasts used for development of the layouts for the Blue and Yellow works some 4-5 years ago to determine the levels of growth assumed for the Cargo Centre. These forecasts were based on 2005 flows and projected forward to 2011. Traffic levels to and from the Cargo Centre are indicated to increase, of which Freight will contribute, especially for outbound movements during the morning peak and inbound movements during the evening peak.

However, any increases in traffic are considered to be manageable as with the Blue and Yellow works in place, all traffic approaching from the 'west side' of the Airport will use the M56 junction 6, as does all of the T2 bound traffic from the M56 (from the West).

In its "Need for Land" document MAG suggests that the land set aside for cargo use will increase by between 33% and 83% by 2030 (24 Ha to 32-44 Ha). The same document quotes floorspace figures of 79,617 sq m at 2013 and 120,000 sq m at 2030, an increase of 51%. However, the document suggests that a substantial amount of the growth will occur in the Oak Farm and Sun Bank Lane areas rather than on the existing Cargo Centre site.

Given MAG's wish to be as consistent as possible with the forecasts already produced for the Blue and Yellow Works, for the SEMMMS Central forecasts we will assume:

- 49% and 45% growth in goods traffic to/from the Cargo Centre (zone 288) in 2015 AM and PM peak hours respectively
- 49% growth in the 2015 interpeak goods traffic to/from the Cargo Centre (based on the AM peak outbound growth from the Blue/Yellow works forecasts i.e. the higher of the peak figures)
- 51% growth in goods traffic to/from the Cargo Centre between 2015 and 2030 (all periods) in line with the Airport's projected growth (2013 to 2030) in floor area; this will be a robust estimate as it will assume that the level of floor area growth is reflected directly in the growth of goods vehicle movements.

For all other Airport zones, goods vehicle trips will be assumed to grow in line with NTM forecasts to 2015 and 2030.

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## Car Parking

“The Need for Land” outlines MAG’s future parking requirements in some detail. Based on an airport passenger throughput of 40 mppa in 2030, it is estimated that there will be a requirement for between 18,000 and 32,400 additional car park spaces for passenger use, and around 4,400 additional spaces for staff use. The precise requirements will clearly be based on the extent to which the modal shift from private car to public transport can be achieved.

However, in addition to a requirement for additional spaces, there will be a need to relocate some car parking to facilitate the expansion of apron areas. This will particularly impact on the long stay car parks situated off Sydney Avenue (near Terminal 2) and Ringway Road (east of Terminal 3).

Following discussion with MAG, for SEMMMS modelling we will assume that:

- Long stay parking displaced from the Sydney Avenue area will be relocated to Oak Farm
- Long stay parking displaced from the Ringway Road area will be relocated to land north of Ringway Road and east of Shadow Moss Road.

Short stay parking within the central terminal area will be assumed to expand to meet demand.

As suggested by MAG, privately run parking in the Moss Lane area (SATURN Zone 1080) will be assumed to remain at current levels (i.e. no growth will be assumed).

## Highway Schemes

For Core modelling we will assume a number of committed or likely highway schemes in the vicinity of Manchester Airport, namely:

- The “Rainbow Works” package of schemes (Blue, Yellow and Red works)
- The proposed realignment of Ringway Road between Ringway Road West and Terminal 3

The “Rainbow Works” consist of:

- The improvement of M56 Junction 6 (Blue Works)
- The realignment and improvement of Runger Lane and Thorley Lane between M56 Junction 6 and Terminal 2 and improvements to the M56 westbound on-slip (Yellow Works), and
- The improvement to dual-five lane standard of the M56 between Junctions 5 and 6 (Red Works).

These can be regarded as committed schemes as they are requirements of the planning permission for Terminal 2 or Runway 2.

MAG have advised that the Blue and Yellow works are now unlikely to be in place before 2017, based on current forecasts of passenger growth. However, given the uncertainty regarding the latter, we will assume that these schemes are open in 2015, the SEMMMS opening year.

For the purposes of this modeling exercise, we have assumed that the Red works will be opened by 2020 and thus contained within the 2030 ‘Do-Minimum’ networks.

The proposed realignment of Ringway Road is tied to the intention to expand the apron area around Terminal 3. This would require Ringway Road to be realigned to the north. We believe this to be a committed scheme. We will assume that this realignment is complete by 2015. The road will be assumed to be constructed to 7.3m wide, all-purpose single carriageway standard.

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In addition to the above, the original (lapsed) planning permission for the Davenport Green development incorporated conditions relating to capacity improvements on the M56 eastbound and westbound off-slips and improvements/changes to the operation of the Runger Lane/Thorley Lane junction. The improvements to the westbound off-slip are effectively covered by the Red Works. The improvements to the eastbound off-slip and Runger Lane/Thorley Lane junction will be incorporated (alongside the development) in the Optimistic scenario networks only.



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