

CITY OF SALFORD URBAN POTENTIAL STUDY 2003

VOLUME 1: MAIN REPORT

SALFORD CITY COUNCIL
21ST JUNE 2004

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1. INTRODUCTION

- 1.1 Urban potential studies are identified by the Government as important elements of the “plan, monitor and manage” approach to housing. They can also assist in ensuring that the best use is made of previously-developed land and buildings within an area or region, and that the unnecessary use of previously undeveloped (“greenfield”) sites is avoided.
- 1.2 The City of Salford Urban Potential Study 2003 was undertaken in May-August 2003 by officers of Salford City Council. The primary purpose of the study was to inform the ongoing development of the city’s Draft Replacement Unitary Development Plan. In particular, it informed the housing allocations in the Revised Draft version of the plan, with two sites being removed and twelve sites being added as a result of the study (see Section 13 of this report for further details). However, it is likely that the study will also be used for other purposes as well, for example potentially informing any future review of Regional Planning Guidance for the North West (RPG13).

Changing Circumstances

- 1.3 Ongoing work on the Draft Replacement UDP has resulted in a delay in the publication of this Urban Potential Study. It is recognised that, in the intervening time between the study being carried out in May-August 2003 and its publication in June 2004, the position with some of the sites may have changed. There may be some sites that were excluded at an early stage that now appear likely to come forward for residential development, whereas some of the sites that were identified as having significant potential may now be less likely to be developed for housing.
- 1.4 This is inevitable, as any urban potential study will be based on a series of assumptions, and will only be able to assess the potential at a single moment in time. The assumptions are dependent on the specific housing market context, which is always evolving.
- 1.5 However, overall, it is considered that the results of the Urban Potential Study are robust, and provide a good basis on which to identify the potential of the city for additional residential development and for the allocation of sites in the Draft UDP. The purpose of urban potential studies is to maximise the use of previously-developed land, and this study has provided useful information that has enabled the Draft UDP to do exactly that.

Disclaimer

- 1.6 The identification of housing potential from sites and buildings within this study does not imply that the city council would necessarily grant planning permission for their residential development. Similarly, it does not preclude sites being developed for other suitable uses. Nor does it preclude the possibility of residential development being granted on

sites that have not been included. Any planning applications will continue to be treated on their own merits.

2. OVERVIEW OF METHODOLOGY

Guidance

- 2.1 The methodology for the City of Salford Urban Potential Study 2003 was informed by “Tapping the Potential”, the Government guide on assessing urban housing capacity (DETR, 2000????), and by the specific requirements of the study in terms of informing the ongoing review of the Draft UDP.
- 2.2 The study, and in particular the economic viability assessment of sites, was also informed by the draft version of the “Revised Urban Potential Study Methodology for the North West”. The final version of this document was published by the North West Regional Assembly after the commencement of the City of Salford Urban Potential Study 2003, and so it was not feasible for the study to fully comply with the NWRA guidance.

Streamlined Approach

- 2.3 At an early stage, the primary purpose of this Urban Potential Study was identified as being to inform the continuing development of the city’s Draft Replacement Unitary Development Plan, and, in particular, the production of the Revised Deposit version of that plan. A key aspect of this was to ensure that all appropriate sites had been considered, and that the most sustainable sites had been allocated. As a result, the focus on the Urban Potential Study was on sites of 0.4 hectares or over in size, as this has been set as the minimum threshold for sites to be allocated within the Draft UDP.
- 2.4 This approach is much more focused than some other urban potential studies, and than the methodology advocated by the NWRA, with some potential sources of supply such as sites under 0.4 hectares and the conversion of existing buildings not having been specifically measured. Instead, these sources of supply have been estimated from past trends (see Section 12 of this report).
- 2.5 It was considered that a more detailed, survey-based assessment of these other sources of supply would be inappropriate and unnecessary given the large amount of previously-developed land on larger sites that was already known to be available within the city, and therefore the reduced need to identify sites in order to meet the housing provision figure identified in Regional Planning Guidance (RPG13) (GONW, 2003). As Government guidance states: “The potential from intensification becomes more important relatively in areas where capacity from other sources is limited. It is in these places where this source warrants special attention” (Tapping the Potential). Given that other sources are not limited, such special attention was not considered necessary.
- 2.6 This decision was reinforced by the limited time and financial resources available to complete the study, and the inherent difficulties of

objectively measuring the potential of these other sources, with the methodologies for doing so themselves involving a significant amount of estimating and a large number of assumptions.

- 2.7 Certain potential sources, such as the subdivision of existing residential property and flats over shops, have historically only provided a very small amount of new housing within the city. For example, subdivisions provided 17 gains (and 2 reduction from amalgamations of existing properties) in 2003/2004.
- 2.8 The inclusion of empty homes would have posed more methodological problems, because the dwelling requirement set by Regional Planning Guidance for the North West (RPG13) is based on the assumption that the regional vacancy rate would be reduced to 3%. This is identified in RPG13 as satisfying part of the demand from new households up to 2016, and therefore the counting of empty homes within the City of Salford Urban Potential Study would have risked double-counting a potential supply source. Some existing dwellings were identified in the initial stage, as a result of the sources used in this site identification exercise, but they were excluded from the constrained potential later on in the process.
- 2.9 The NWRA guidance emphasises that “there is a danger that the higher land prices associated with residential development could result in the loss of existing employment sites and premises that play an important role because they provide cheap [employment] accommodation” (p.35), and this has been a major concern for the city council. Existing employment areas are considered to be a key element of the city’s economic development strategy, and an important source of local employment. As a result, they are being afforded a significant level of protection from redevelopment for non-employment uses. Therefore, no general surveys of existing employment areas were undertaken, although some individual sites were assessed (see paragraph 3.4 below for the basis on which these were identified).
- 2.10 Therefore, the limitations of the City of Salford Urban Potential Study 2003 are recognised, in terms of the sources of potential supply that were specifically surveyed. However, it is considered to provide a solid basis on which to identify the potential of the city for additional residential development, particularly when coupled with estimates of the supply from other sources based on past trends.

Outline of Process

- 2.11 The key stages in the process of producing the Urban Potential Study are set out below, and are discussed in more detail in the rest of this report:

Stage One - Initial identification of potential sites

Stage Two - Shortlisting of sites

Stage Three - Identification of environmental constraints

- Stage Four - Identifying the constrained potential
- Stage Five - Assessment of accessibility
- Stage Six - Assessment of whether shortlisted sites should come forward for residential development
- Stage Seven - Assessment of economic viability
- Stage Eight - Estimate of time period over which sites would be likely to come forward for development

3. STAGE ONE – INITIAL IDENTIFICATION OF POTENTIAL SITES

3.1 The first stage of the study involved identifying and surveying sites that were considered, in a very broad way, to have the potential for residential development. However, it should be noted that this does not in any way indicate that the city council considers every site that was surveyed to be appropriate for residential development. It was simply a technical exercise, identifying whether sites had some “potential” for development for housing.

Excluded Land

3.2 In accordance with the NWRA guidance on urban potential studies, the following types of land were not included in the study:

- Land within the Green Belt;
- Land covered by landscape or nature conservation designations;
- Minerals sites and landfill sites with restoration conditions;
- Land in agricultural use (unless allocated for built development in the Draft UDP); and
- Recreational open space, allotments and playing fields, unless potentially surplus.

3.3 In terms of landscape designations, the only relevant one was considered to be the Worsley Greenway, which is afforded a significant level of protection in both the city’s Adopted and Draft UDPs. There are no international or national nature conservation designations in the city, and so this did not affect the identification of potential sites. There are a number of locally designated nature conservation sites within the city (“Sites of Biological Importance”), but such sites were not excluded from the initial “unconstrained” site identification. However, they did inform whether sites were retained within the “constrained” potential.

Identification of Sites

3.4 In accordance with “Tapping the Potential”, the Government guidance on urban potential studies, as many sites as possible, outside the areas listed in paragraph 3.2 above, were identified at this initial stage. A number of data sources and methods were used to identify the possible sites, and these were as follows:

- Allocations in the Adopted UDP;
- Allocations in the First Deposit Draft Replacement UDP;
- Sites proposed as housing allocations by objectors to the First Deposit Draft Replacement UDP;
- Sites identified in the National Land Use Database;
- Sites identified in Salford’s previous Urban Potential Study, which was conducted in 1998 but was never published;
- Key potential development sites identified as part of ongoing work on the Central Salford regeneration initiative;
- Sites that were known to have developers interested in them;

- Sites with lapsed planning permission for residential development;
- Potentially redundant open spaces, as identified by previous survey work;
- Sites with temporary planning permission that could be available for residential development;
- Land that appeared to be vacant on the 1:10,000 scale plan base; and
- Any other sites considered by city council planning officers to be potentially appropriate for residential development.

3.5 There was some overlap of sites identified from these various sources, and so these were consolidated so that all sites were mutually exclusive. This gave an initial shortlist of 243 sites to be surveyed.

Survey

3.6 Each site was surveyed by two city council officers, in order to maximise objectivity, and this was done during the period June/July 2003, using the form attached in Appendix A. All relevant boxes on the form were filled in, with the information later being entered into a database, and photographs were taken to assist in desk-based work later in the study. All sites were then plotted on the city council's Geographical Information System, which assisted in site analysis and identification of the precise site areas.

3.7 Where appropriate, as a result of the survey work, some sites were split into smaller sites because their constituent parts were considered sufficiently different. For example, this sometimes occurred where part of a site was occupied and part was vacant, or where part was previously-developed (brownfield) and part previously undeveloped (greenfield).

4. STAGE TWO – SHORTLISTING OF SITES

- 4.1 Following the initial site survey work, all sites were assessed in terms of whether it was considered appropriate to include them within the remainder of the study. This assessment was based on a wide range of factors, primarily relating to the apparent sustainability and practicability of development. Those factors included:
- Any obvious development constraints that were identified through the site survey work, for example relating to topography and access;
 - Whether the site met the 0.4 hectares threshold;
 - Whether the site had an extant planning permission that was likely to be implemented;
 - Whether the site was already under construction, or had recently been redeveloped;
 - An assessment of whether the site should be used for other purposes, particularly recreation uses (as informed by the emerging Draft Urban Open Space Strategy) or non-residential built development;
 - Where the site/building was occupied, an assessment of whether there was a reasonable expectation that it would be vacated in the foreseeable future;
 - Whether surrounding uses would make it very difficult to secure a satisfactory level of residential amenity on the site; and
 - Whether the site was previously undeveloped land outside the urban area, and therefore its development would not be in accordance with the broad thrust of Government guidance and the strategy of RPG13. An exception was made to this in the case of Burgess Farm in Walkden, in order to ensure that a fuller analysis of the site's merits could be undertaken, as the site was allocated at the time for residential development in the First Deposit Draft UDP.
- 4.2 A significant part of the inner area of the city falls within the Manchester Salford Housing Market Renewal Pathfinder Area, which is being backed by £125 million of Government funding in the first three years of what is a ten-year project. The proposals for the housing market renewal area are still developing, and the future of significant areas of existing housing is under review. Therefore, this Urban Potential Study has been careful not to prejudge projects that may come forward as part of that renewal process. It has also tried to avoid any “double-counting”, in terms of identifying empty homes that are effectively identified as part of the supply to satisfy household growth in the North West in RPG13. As a result, areas of existing housing, both occupied and vacant, were generally taken out at this stage.
- 4.3 Where non-residential sites/buildings were identified as being occupied, then it was not considered appropriate to retain them in the study unless there was clear evidence that their redevelopment would

be beneficial to the local area or to the proper planning of the city, or that they would be likely to be vacated in the foreseeable future.

- 4.4 Appendix B lists the sites that were removed from the study at this stage, and briefly sets out the reasons for this.

5. STAGE THREE – IDENTIFICATION OF ENVIRONMENTAL CONSTRAINTS

- 5.1 Following the shortlisting of sites, the key environmental constraints affecting each remaining site were assessed. The first element of this was to identify whether part, or all, of the site constituted previously undeveloped (greenfield) land, or whether it had previously been developed (and was therefore brownfield). Appendix C sets out the definitions of brownfield and greenfield that were used in this assessment, and these were based on Government guidance contained in PPG3 and PPG17.
- 5.2 The second element was to identify whether any of the following affected part or all of each site:
- Indicative floodplain (areas at greater than a 1 in 100 year risk of flooding);
 - Local nature conservation designations (Sites of Biological Importance);
 - Wildlife corridors (as identified in the Adopted and Draft UDPs); and
 - Notification zones around hazardous installations.
- 5.3 In addition, a brief assessment was made as to whether there would be any obvious potential problems caused by adjoining land uses, in terms of the impact on the amenity of any residents on each site.
- 5.4 Appendix D provides details of the environmental constraints for each site. These constraints were then used to inform later stages, such as the identification of net site areas (see stage four, in section 6 of this report) and the time period in which sites would be likely to come forward (see stage six, in section 8 of this report).

6. STAGE FOUR – IDENTIFYING THE CONSTRAINED POTENTIAL

Developable Areas

- 6.1 In accordance with Government guidance in “Tapping the Potential”, the gross site areas were not used as the basis for calculating the potential yield of the sites, because this could have resulted in a significant overestimate of the likely yields from sites. Instead, net site areas were used.
- 6.2 On a number of the sites, the developable area was considered to be less than the overall site area, for example because of:
- Nature conservation issues, such as the presence of a Site of Biological Importance, a wildlife corridor, or mature trees;
 - Liability to flooding;
 - Topographical constraints that make part of the site virtually impossible to develop;
 - Other practical issues, such as the construction of a road through part of the site, power lines passing over the site, or the presence of a burial ground;
 - Amenity and safety issues, such as the need to maintain a buffer from potential pollution sources or hazards;
 - The site being located within the mixed-use areas identified in the Draft UDP, and therefore a single-use residential scheme would be inappropriate;
 - The need to retain part of the site as open space;
 - Part of the site being required for an equipped area of play under the emerging Draft Urban Open Space Strategy; or
 - The need to comply with other policy requirements, such as the provision of a waterside walkway.
- 6.3 Where part of the site was considered to be required for an equipped area of play under the emerging Draft Urban Open Space Strategy, then the gross site area was reduced as follows in order to allow sufficient space for the facility and for a suitable buffer zone to be provided around it to protect residential amenity:
- Local Equipped Area of Play = 0.55 hectares
 - Neighbourhood Equipped Area of Play = 0.65 hectares

Net Site Areas

- 6.4 Following the reduction of some site areas for these reasons, the remaining site area of each site was then “netted” in accordance with Government guidance in Tapping the Potential, in order to take account of the likelihood that, on average, part of the sites would be utilised for purposes other than housing, for example, additional open space required by the residential development, distributor roads, or other built development such as local shops and schools.
- 6.5 The table below shows how the net densities were calculated, informed by Table 2 of Tapping the Potential.

Site area	Tapping the Potential guidance	Salford UPS assumption
Up to 0.4 hectares	100% gross to net ratio	N/A
0.4 to 2 hectares	75-90% gross to net ratio	80% gross to net ratio
Over 2 hectares	50-75% gross to net ratio	70% gross to net ratio

Yields

- 6.6 The potential yield of each site was assessed on an individual basis, rather than using a standard density multiplier. This estimate of yield looked not only at the total number of dwellings that it was considered reasonable to expect on the site, but also the type of dwellings that might be provided.
- 6.7 This estimate of the total number and type of dwellings that could be provided on each site was based on the following factors:
- The broad objective of seeking to use land efficiently;
 - The character and type of residential properties in the surrounding area;
 - The broad objective of trying to secure a mix of properties to help build sustainable communities;
 - Design constraints; and
 - Likely market constraints.
- 6.8 In addition, the estimates of how many dwellings might be secured on each site was kept realistic by basing it on recent examples of proposed and completed residential developments within the city, and on the urban design templates contained in the NWRA urban potential study methodology.
- 6.9 The total number of dwellings estimated on each site, and the split in terms of different types of dwellings, is contained in Appendix E, together with details of the overall net density of development it would result in. The estimates do not necessarily represent the preferred mix of dwellings and density of development on each site, but rather a realistic assessment of the potential of each site. In practice, both higher and lower densities could be achieved on many of the sites.

7. STAGE FIVE – ASSESSMENT OF ACCESSIBILITY

7.1 The accessibility of each of the sites was assessed by considering how close it was to each of the following:

- A town centre or Manchester City Centre (defined as within the Inner Relief Route);
- A neighbourhood centre;
- A train station (excluding Clifton Station because of the limited services);
- A Metrolink stop;
- A bus stop with at least 144 buses between 7am and 7pm on weekdays; and
- A bus stop with between 72 and 143 buses between 7am and 7pm on weekdays.

7.2 The proximity to each of these was measured using the following bandings:

- Within 200m;
- Within 400m;
- Within 800m; and
- More than 800m.

7.3 Where sites overlapped these bandings (e.g. part of the site was within 200m and part within 400m), then the banding accounting for the greater part of the site was used.

7.4 A summary of the overall accessibility of the site was then produced. This was based partly on an assessment of the accessibility to local facilities (city/town/neighbourhood centres), and the scale of those facilities (with proximity to the city centre being identified as a higher level of accessibility than the same proximity to a town or neighbourhood centre). It was also based on an assessment of the accessibility to public transport facilities, with good public transport being defined as a train station, Metrolink stop or bus stop with at least 144 buses between 7am and 7pm on weekdays, and fair public transport being defined as a bus stop with between 72 and 143 buses between 7am and 7pm on weekdays.

7.5 The table below sets out how the overall accessibility assessment was derived from the proximity to the local facilities and public transport referred to in paragraph 7.1.

Accessibility Assessment	Definition
Very high	a) Within 200m of good public transport; and b) Within 200m of a town/neighbourhood centre, or 400m of Manchester City Centre.
High	a) Within 400m of good public transport, or within 200m of fair public transport; and

	b) Within 400m of a town/neighbourhood centre, or 800m of Manchester City Centre
Quite high	<ul style="list-style-type: none"> a) i) Within 400m of good public transport, or within 200m of fair public transport; and ii) Within 800m of a town/neighbourhood centre; or b) i) Within 800m of good public transport, or within 400m of fair public transport; and ii) Within 400m of a town/neighbourhood centre; or c) i) Within 200m of good public transport; and ii) More than 800m from a town/neighbourhood centre; or d) i) More than 800m from good public transport; and ii) Within 200m of a town/neighbourhood centre.
Medium	<ul style="list-style-type: none"> a) i) Within 800m of good public transport, or within 400m of fair public transport; and ii) Within 800m of a town/neighbourhood centre; or b) i) Within 400m of good public transport, or within 200m of fair public transport; and ii) More than 800m from a town/neighbourhood centre; or c) i) More than 800m from good public transport; and ii) Within 400m of a town/neighbourhood centre.
Quite low	<ul style="list-style-type: none"> a) i) Within 800m of good public transport, or within 400m of fair public transport; and ii) More than 800m from a town/neighbourhood centre; or b) i) More than 800m from good public transport, or within 800m of fair public transport; and ii) Within 800m of a town/neighbourhood centre.
Low	More than 800m from both good public transport and a town/neighbourhood centre.

7.6 Appendix F provides details of the accessibility of each site in relation to the items identified in paragraph 7.1 above, and an assessment of the overall accessibility.

8. STAGE SIX – ASSESSMENT OF WHETHER SITES SHOULD COME FORWARD FOR RESIDENTIAL DEVELOPMENT

- 8.1 An assessment was made as to whether, in principle, each of the remaining sites would be permitted to come forward for residential development. This was based on key planning policy issues, including:
- Whether the site was previously undeveloped (greenfield) land;
 - Whether the site was considered to be more appropriate for other uses;
 - The accessibility of the site;
 - The potential contribution towards urban regeneration; and
 - Any specific development constraints.
- 8.2 At this stage, a further 25 sites were excluded from further consideration. These are listed in Appendix G together with the reasons for their exclusion.

9. STAGE SEVEN – ASSESSMENT OF ECONOMIC VIABILITY

Residual Valuation

- 9.1 The economic viability of each site was assessed on the basis of the assumed yield and mix of dwellings identified in stage four (see section 6 of this report). The viability assessment was made using a “residual valuation” model, based on the approach advocated in the NWRA urban potential study methodology.
- 9.2 The residual valuation approach essentially involves identifying the gross value of the site’s development, which in this case equates to the total selling price of the dwellings constructed, and then subtracting from that the various costs associated with the development, such as the build costs, finance costs, and other site development costs. The remaining value then needs to be sufficient to purchase the land and to provide a reasonable profit for a developer, in order for the site to be economically viable.

Gross Development Value

- 9.3 The likely selling price of each type of dwelling was estimated separately for each site, based on an assessment of house prices within the surrounding area for similar types of property, both new and second-hand. The gross development value was then equivalent to the total selling price of all of the dwellings envisaged on the site.

Build Costs and Site Works

- 9.4 The total build costs were calculated by estimating the size of each property, and then the cost per square metre of constructing that type of property. This latter information was taken from the Building Cost Information Service of the Royal Institute of Chartered Surveyors, which led to the following build costs being identified for each type of property:
- 1 bed apartments £654/square metre
 - 2 bed apartments £654/square metre
 - 3 bed apartments £562/square metre
 - 3 bed semi-detached £626/square metre
 - 3 bed townhouses £561/square metre
 - 4 bed townhouses £561/square metre
 - 4 bed detached £675/square metre
- 9.5 However, in addition to the actual costs of constructing the buildings themselves, a number of other site costs were taken into account. A standard cost for general site works, particularly relating to the provision of car parking and landscaping/gardens, was used. This was set at £2,000 per dwelling for houses, and £1,500 per dwelling for flats.
- 9.6 Where there were known to be other likely abnormal or extraordinary development costs, particularly relating to the probable need for remediation of contamination, then an additional cost was included in the economic viability calculations.

Planning Obligations

- 9.7 It was also considered important to include the likely costs of any planning obligations that would potentially be entered into on the sites. The city council has a well-established policy of seeking open space provision, or developer contributions to such provision, as part of new residential developments.
- 9.8 The calculation of the open space provision was based on the formulae contained in the Draft Supplementary Planning Guidance on the Provision of Open Space and Recreation Space Associated with New Residential Development, which has since been adopted by the city council (Salford City Council, 2004). This is based on an assessment of bed spaces (where the number of bed spaces in each dwelling is equal to the number of bedrooms plus one). Therefore, using the yield assumptions from stage 4 allowed the likely cost of any planning obligation relating to open space provision to be calculated.
- 9.9 Appendix H is an extract from the Supplementary Planning Guidance on the Provision of Open Space and Recreation Space Associated with New Residential Development, and it provides details of the areas of formal and informal open space that would be required for different scales of residential development, and the financial cost of providing that open space and maintaining it for a ten year period.
- 9.10 An additional planning obligation was identified for one of the sites relating to the need for transport infrastructure.

Finance

- 9.11 A specific allowance was made for the costs of selling the properties once they had been marketed (disposal costs), and this was set at 4% of the gross development costs in accordance with the NWRA methodology.
- 9.12 An allowance was also made for the costs of financing development, in terms of interest payments on money that has been borrowed to pay for land, labour and materials. This was set at 8% of the residual land value after the build costs, disposal fee, site works, abnormal costs and planning obligations had been taken into account.

Profit

- 9.13 In order to justify the risks associated with developing land, developers will expect to secure a reasonable profit from any residential development. This allowance for developer profit does not appear in the NWRA methodology, but it was considered important to include in this Urban Potential Study in order to ensure that the economic viability assessments were as realistic and robust as possible.

- 9.14 The developer profit was set at 15% of the gross development value, as this was considered to be the likely minimum required to ensure that developers would be interested in undertaking a project.

Land Costs

- 9.15 Once all of these costs had been subtracted from the gross development value, this left a final residual for the site that would be available to purchase the land. An assessment was made by officers of the city council's Property and Development Division of the likely minimum price of land that would need to be realised in order for landowners to sell that land for residential development. That value differed across the city depending on local market conditions.

Economic Viability

- 9.16 If the final residual value per hectare, after taking into account all of the various development costs and developer profit, was greater than the estimated minimum value of land within the area, then the site was considered to be economically viable.
- 9.17 However, it is important to recognise that this provides an assessment at a single point in time. The condition of housing markets within parts of the city is of concern both to the city council and the Government, as is demonstrated by the establishment of the Manchester Salford Housing Market Renewal Pathfinder. This initiative is likely to improve the markets within significant areas of the city, enhancing values, and therefore affecting the viability of sites within the longer term. In addition, there has been a more general, significant increase in house prices across most parts of the city, which should improve the economic viability of many sites.
- 9.18 The full economic viability assessments for each of the sites remaining at this stage are contained in Appendix N.

10. STAGE EIGHT – TIME PERIOD OVER WHICH SITES WOULD BE LIKELY TO COME FORWARD FOR DEVELOPMENT

- 10.1 An assessment was made of the sites in terms of whether they would be considered likely to come forward for residential development in a realistic timescale (within 15-20 years), and, if so, over what period they would be likely to be developed.
- 10.2 This assessment was informed by both planning policy and sustainability objectives, and practical issues. The key factors in the assessment included:
- The proportion of the site that was previously developed;
 - The accessibility assessment of the site, and any likely changes in that accessibility;
 - Regeneration priorities within the city
 - The strength of the local housing market;
 - Whether the site is occupied;
 - Whether there is known developer interest in, or emerging proposals for, the site;
 - Competing demands on the site;
 - Development constraints;
 - Any need for site assembly; and
 - The need for flood defence improvements before development could take place.
- 10.3 Each site was placed into one of four categories:
- Likely to be developed within 0-5 years;
 - Likely to be developed within 5-10 years;
 - Likely to be developed within 10+ years; and
 - Unlikely to be developed in the foreseeable future.
- 10.4 Appendix I sets out how each of the sites was classified, together with a very brief assessment of why the chosen category was considered to be appropriate. In general, previously undeveloped (greenfield) land and sites that had low or quite low accessibility were identified in a later time period or as only to be brought forward if required, in order to support sustainability objectives, unless their development could play an important role in supporting the regeneration of priority areas within the city.

11. SUMMARY OF RESULTS FROM SITES OF AT LEAST 0.4 HECTARES IN SIZE

Total Potential

11.1 The total potential of the sites that were remaining at stages seven and eight of the study was 11,031 dwellings. The table below shows how this breaks down into different types of dwellings.

Type of Dwelling	Number of Dwellings	% of Total
1 bed apartments	1,145	10.4
2 bed apartments	4,336	39.3
3 bed apartments	1,093	9.9
3 bed semi-detached	1,969	17.8
3 bed townhouses	1,252	11.4
4 bed townhouses	240	2.2
4 bed detached	933	8.5
Total	11,031	

11.2 The table below shows the distribution of that potential across the city.

Type of Dwelling	Number of Dwellings	% of Total
Barton	109	1.0
Blackfriars	3,352	30.4
Broughton	161	1.5
Cadishead	772	7.0
Claremont	19	0.2
Eccles	216	2.0
Irlam	70	0.6
Kersal	280	2.5
Langworthy	229	2.1
Little Hulton	252	2.3
Ordsall	2,147	19.5
Pendlebury	236	2.1
Pendleton	1,034	9.4
Swinton North	0	0.0
Swinton South	588	5.3
Walkden North	1,114	10.1
Walkden South	0	0.0
Weaste & Seedley	306	2.8
Winton	16	0.1
Worsley & Boothstown	130	1.2
Total	11,031	

Potential for 0-5 Years

11.3 The total potential of the sites identified as likely to come forward in the first five years was 2,762 dwellings (or 25.0% of the total potential).

The table below shows how this breaks down into different types of dwellings, and more details are provided in Appendix J.

Type of Dwelling	Number of Dwellings	% of Total
1 bed apartments	406	14.7
2 bed apartments	1,437	52.0
3 bed apartments	471	17.1
3 bed semi-detached	122	4.4
3 bed townhouses	164	5.9
4 bed townhouses	37	1.3
4 bed detached	128	4.6
Total	2,762	

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

Potential for 5-10 Years

11.4 The total potential of the sites identified as likely to come forward in the second five-year period was 4,240 dwellings (or 38.4% of the total potential). The table below shows how this breaks down into different types of dwellings, and more details are provided in Appendix K.

Type of Dwelling	Number of Dwellings	% of Total
1 bed apartments	371	8.8
2 bed apartments	1,459	34.4
3 bed apartments	383	9.0
3 bed semi-detached	990	23.3
3 bed townhouses	517	12.2
4 bed townhouses	93	2.2
4 bed detached	429	10.1
Total	4,240	

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

Potential for 10+ Years

11.5 The total potential of the sites identified as likely to come forward in the period after the first ten years was 3,170 dwellings (or 28.7% of the total potential). The table below shows how this breaks down into different types of dwellings, and more details are provided in Appendix L.

Type of Dwelling	Number of Dwellings	% of Total
1 bed apartments	315	9.9
2 bed apartments	1,290	40.7
3 bed apartments	204	6.4
3 bed semi-detached	523	16.5
3 bed townhouses	447	14.1

4 bed townhouses	110	3.5
4 bed detached	281	8.9
Total	3,170	

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

Potential but Unlikely to Come Forward in the Foreseeable Future

11.6 The total potential yield of the sites identified as having potential but unlikely to come forward in the foreseeable future was 859 dwellings (or 7.8% of the total potential). The table below shows how this breaks down into different types of dwellings, and more details are provided in Appendix M.

Type of Dwelling	Number of Dwellings	% of Total
1 bed apartments	53	6.2
2 bed apartments	217	25.3
3 bed apartments	35	4.1
3 bed semi-detached	334	38.9
3 bed townhouses	124	14.4
4 bed townhouses	0	0.0
4 bed detached	95	11.1
Total	859	

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

12. ASSESSMENT OF OTHER SOURCES OF SUPPLY

-
- 12.1 In addition to sites that are 0.4 hectares or greater in size, it is also important to consider the other possible sources of housing supply in order to provide an overall total potential for the city.
- 12.2 The annual update of residential development and land supply in Salford covers the period 1st April to 31st March, and therefore the figures provided in this section of the report relate to the situation as of 31st March 2003, rather than the specific survey period of the study, which was June/July 2003.
- 12.3 The table below summarises the potential from these additional sources of supply, and provides an overall total when coupled with the potential from sites that surveyed as part of this Urban Potential Study:

Source of Supply	Number of Dwellings
Sites under construction	1,538
Sites with planning permission	2,902
Sites under 0.4 hectares	1,781
Changes of use and conversions	715
Sites of 0.4 hectares and over	11,031
Total	17,967

Sites under Construction

- 12.4 The potential of sites under construction, as of 31st March 2003, was 1,538 dwellings. This comprised:
- 1,043 dwellings were awaiting completion on sites that were under construction
 - 495 dwellings were not yet started on sites that were under construction

Sites with Planning Permission

- 12.5 The potential of sites with planning permission, as of 31st March 2003, was 2,902 dwellings. This comprised:
- 1,082 dwellings on sites with full planning permission
 - 1,820 dwellings on sites with outline planning permission

Sites under 0.4 hectares

- 12.6 The main part of this Urban Potential Study only looked at sites of 0.4 hectares or greater in size. The potential for sites under 0.4 hectares was based on past trends since 1996. Over the period 1996-2003, the total number of dwellings on sites under 0.4 hectares in size was 958. This averages out at 137 dwellings per annum. The overall potential has been calculated using the remaining period of the Draft UDP, which is 2003-2016 (i.e. 137 x 13), and therefore equals 1,781 dwellings. This is only an indicative figure, and in practice the constant

recycling of previously-developed land is likely to ensure a continuous supply of sites under 0.4 hectares in size beyond 2016.

Changes of Use and Conversions

12.7 The main survey stage of this study also omitted possible change of use and conversion opportunities. The potential from these sources has been based on past trends since 1996. Over the period 1996-2003, the total net addition of dwellings from changes of use and conversions was 385. This averages out at 55 dwellings per annum. The overall potential has been calculated using the remaining period of the Draft UDP, which is 2003-2016 (i.e. 55 x 13), and therefore equals 715 dwellings. This is only an indicative figure, and as with sites under 0.4 hectares in size, in practice the constant recycling of existing buildings is likely to ensure a continuous supply beyond 2016.

13. 2004 UPDATE OF URBAN POTENTIAL STUDY RESULTS

- 13.1 Housing markets are constantly evolving, and they have seen an unprecedented change over the last 12 months since the Urban Potential Study 2003 was carried out. This change has manifested in the following key ways:
- A very significant increase in developer interest in the city for residential schemes.
 - A significant rise in house prices, increasing the viability of residential developments.
 - An increase in the density of development that is being achieved on residential sites, partly as a result of an expanded market for apartments.
- 13.2 As a result, a number of the assumptions underlying the 2003 study have proved to be less accurate than would normally have been expected. In particular, a number of the sites now appear likely to come forward earlier than was envisaged in the 2003 study, and the development of some of the sites, particularly within the mixed-use areas, is now expected to yield a significantly greater number of dwellings, as evidenced by increased densities in many of the most recent schemes.
- 13.3 However, the policy approach to some of the identified sites has strengthened since the 2003 study was undertaken. For example, the Chaseley Field Observatory in Claremont would no longer be considered as appropriate to come forward, given that it is a greenfield site and there is no specific justification, in terms of regeneration benefits, for permitting its release whilst there are still suitable previously-developed sites available for residential development.
- 13.4 Similarly, the large amount of land available for residential development has diminished the need to release other sites, with the balance of planning policy considerations tipping against housing development on some sites. Two examples are the former Swinton Sewage Treatment Works in Swinton South (ref. no. 224) and King William Street in Ordsall (ref. no. 209).
- 13.5 In the case of King William Street, which is an existing employment area close to Salford Quays, further survey work has indicated a low level of vacancies suggesting a healthy and viable employment area. Given that there is no shortage of opportunities for residential development within the city, particularly within the mixed-use areas of which this employment estate is part, it is not considered that it would be appropriate to permit its redevelopment for housing in the foreseeable future.
- 13.6 As a result of the boundary of Blackleach Country Park being incorrectly identified at the start of the study, site 038 (land at Whitehead Street) was included and identified as likely to come

forward for residential development in the first five years. However, if the boundary had been correctly identified, the site would have been excluded at Stage Two.

- 13.7 It is inevitable that the housing markets in the city will continue to change over the next few years, particularly as the Housing Market Renewal initiative develops further, and the impacts of the strong spatial strategy in North West Regional Planning Guidance are felt. In turn, the policy approach taken in planning documents covering the city may also need to be modified, which could result in further sites being added to or taken out of the city's potential for residential development.

Mixed-Use Areas

- 13.8 The Draft UDP identifies four mixed-use areas, within which it takes a flexible approach rather than allocating any land for specific uses. As a result, the plan makes a specific allowance for windfalls of 0.4 hectares and over, which might otherwise have been allocated. The calculations for deriving that allowance have been modified since the Urban Potential Study 2003 to take account of the higher yields that are being achieved within the mixed-use areas, the more protective approach to King William Street, and the fact that some of the identified sites now have planning permission.

- 13.9 The table below shows the modified calculations:

UPS Ref.	Address	UDP Area	Total Site Area (ha)	Net Site Area (ha)	UDP Est. Density	Yield
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	MX1/1	0.68	0.34	450	153
063	Land bounded by Chapel Street, Dearmans Place and Clowes Street	MX1/1	0.76	0.19	450	86
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	MX1/1	1.15	0.46	450	207
107	Land bounded by railway, Blackfriars Road, Chapel Street and Salford Approach	MX1/1	1.39	0.56	450	252
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South	MX1/1	7.12	2.49	450	1120
023	Park Street	MX1/1	0.53	0.26	200	52
108	Land bounded by Adelphi Street, Cleminson Street and Peru Street	MX1/2	1.26	0.25	300	75
151	Land west of Adelphi Street	MX1/2	2.07	0.41	450	185
154	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	MX1/2	0.93	0.23	450	103
157	Mancentral Trading Estate, East Ordsall Lane	MX1/2	2.19	0.44	450	198
183	Land adjacent to River Irwell, Irwell Street	MX1/2	2.27	0.91	450	409
206	Land at Hulme Street	MX1/2	5.57	1.95	200	390
054	Former project office, The Quays, Pier 8	MX1/3	0.69	0.39	450	176

UPS Ref.	Address	UDP Area	Total Site Area (ha)	Net Site Area (ha)	UDP Est. Density	Yield
119	Former cinema, Clippers Quay	MX1/3	1.21	0.97	450	436
219	Land west of The Quays and south of Broadway, Pier 9	MX1/3	11.25	1.97	450	887
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane	MX1/4	1.23	0.98	200	196
117	Wilburn Street Basin, Wilburn Street/ Ordsall Lane	MX1/4	1.36	0.34	450	153
Total number of dwellings						5078

Allocated Sites

13.10 As a result of the Urban Potential Study 2003, the housing allocations in the Draft UDP were amended at the Revised Deposit stage. The estimated yields shown in the Revised Deposit plan were taken from this study. However, it is recognised that these are the “potential” yields rather than what is most likely to be achieved in accordance with plan policies and other development control considerations. As a result, the proposed Pre-Inquiry Changes to the Draft UDP modify the yields, mostly downwards although some are increased slightly. The table below shows the allocations for residential development, and allocations incorporating housing and other uses, that have appeared at various stages of the Draft UDP.

UDP Reference	UPS Reference	Site in Draft UDP?		
		First Deposit	Revised Deposit	Pre-Inquiry Changes
H9/1	149	Yes	Yes	Yes
H9/2	217	Yes	Yes	Yes
H9/3	109	Yes	Yes	Yes
H9/4	192a, 192c	Yes	Yes	Yes
H9/5	128	Yes	Yes	Yes
H9/6	28	Yes	Yes	Yes
H9/7	167	Yes	Yes	Yes
H9/8	211	Yes	Yes	Yes
H9/9	033, 072	Yes	No	No
H9/10	086, 094	Yes	Yes	Yes
H9/11	141, 189	Yes	Yes	Yes
H9/12	191	Yes	Yes	Yes
H9/13	184	Yes	Yes	Yes
H9/14	180a	Yes	Yes	Yes
H9/15	148	Yes	Yes	Yes
H9/16	020	Yes	Yes	Yes
H9/17	061	Yes	Yes	Yes
H9/18	057	Yes	Yes	Yes
H9/19	153	Yes	Yes	Yes

UDP Reference	UPS Reference	Site in Draft UDP?		
		First Deposit	Revised Deposit	Pre-Inquiry Changes
H9/20	200	Yes	Yes	Yes
H9/21	221	Yes	Yes	Yes
H9/22	223	Yes	No	No
H9/23	053	Yes	No	No
H9/24	134	Yes	Yes	Yes
H9/25	170c	No	Yes	Yes
H9/26	066	No	Yes	Yes
H9/27	165	No	Yes	Yes
H9/28	79	No	Yes	Yes
H9/29	145, 171	No	Yes	Yes (added part of UPS site 233)
H9/30	220b	No	Yes	Yes
H9/31	180b	No	Yes	Yes
H9/32	036	No	Yes	Yes
H9/33	123b	No	Yes	Yes
H9/34	38	No	Yes	No
H9/35	84	No	Yes	Yes
H9/36	246	No	Yes	Yes
MX3/3	035, 049, 115, 121, 131, 133, 146, 158, 169	Yes	Yes	Yes
MX3/4	224	Yes	Yes	Yes
MX4	230	Yes	Yes	Yes

14. REFERENCES

Department of the Environment, Transport and the Regions (2000) *Tapping the Potential*, London: DETR.

Government Office for the North West (2003) *Regional Planning Guidance for the North West (RPG13)*, London: TSO.

North West Regional Assembly (2003) *Exploring Urban Potential for Housing: The Guide*, Wigan: NWRA.

Salford City Council (2004) *Supplementary Planning Guidance on the Provision of Open Space and Recreation Space Associated with New Residential Development*.

APPENDIX A SITE SURVEY PROFORMA

UPS Reference	
Entered on Database	

CITY OF SALFORD URBAN POTENTIAL STUDY 2003

Survey Ref. No.	Survey Date
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Surveyor	Photo Nos.
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Address

Land Type			
Brownfield	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Vacant building(s)	<input type="checkbox"/>	Formal open space/ playing fields	<input type="checkbox"/>
Vacant land	<input type="checkbox"/>	Informal open space	<input type="checkbox"/>
Building(s) in use	<input type="checkbox"/>	Other <i>(please specify)</i>	<input type="checkbox"/>
Land in use	<input type="checkbox"/>	_____	
<i>Other comments</i>			

Marketing			
For Sale	<input type="checkbox"/>	To Let	<input type="checkbox"/>

<i>Contact details (name, company, and telephone number)</i>			

Site Characteristics

Topography

Existing Site Use

Structures and Other Features

Access

Other characteristics

Site Context

Surrounding Uses

Height of surrounding buildings

Other context issues

APPENDIX B SITES REMOVED FROM THE STUDY AT STAGE TWO

Ref.	Site Address	Ward	Reasons for Exclusion
001	Land west of Ordsall Lane and south of Asgard Drive, Ordsall	Ordsall	Below the 0.4 hectares threshold.
002	Boothshall Way	Worsley & Boothstown	Below the 0.4 hectares threshold.
003	Aldred Street	Blackfriars	Once the roads have been removed from the site, it is below the 0.4 hectares threshold.
004	Land south of The Quays and west of The Victoria, Pier 9, Salford Quays	Ordsall	Below the 0.4 hectares threshold.
005	St. Joseph's Convent, Green Leach Lane	Swinton South	Private garden, not considered to be available for development.
006	Cumberland Avenue	Pendlebury	Mine shaft and electricity substation reduce the developable area below the 0.4 hectares threshold, and together with the sloping nature of the site make its development very difficult.
008	Land bounded by Andover Street, Owen Street, and Athol Street, Peel Green	Winton	Proposed site for a Local Equipped Area of Play in the Draft Urban Open Space Strategy.
009	Land between 19 and 37 Station Road, Swinton	Swinton North	Informal open space and former graveyard that is considered appropriate to retain given the recent loss of open space elsewhere on Station Road.
010	Land adjacent to Railway, Bounded by Browncross Street and Quay Street	Blackfriars	Part of the site, currently occupied by a public house, has planning permission for a mixed-use scheme. The remainder of the site is below the 0.4 hectares threshold.
011	Glen Avenue, Worsley	Worsley & Boothstown	Site is heavily wooded, and this contributes to the character and appearance of the conservation area within which it lies.
012	Land bounded by Rossall Way, Pendleton Way and Hankinson Way, Pendleton	Pendleton	Site is currently used as a car park for Salford Shopping City, and is not considered to be surplus to requirements.
013	Regent Park, Regent Square, Ordsall	Ordsall	Formal open space that has recently been improved and is an important and high quality element of the local townscape.
014	Land at Delhi Road, off Liverpool Road, Irlam	Irlam	Under construction for industrial development.
015	Land bounded by Higham View, Gloucester Place, Upper Gloucester Street and Broad Street	Pendleton	Brunswick House on part of the site is currently occupied. The remainder of the site is below the 0.4 hectares threshold.
017	Land off Dixon Street, Irlam	Irlam	Once the road has been removed, the site is below the 0.4 hectares threshold.
019	38a - c Lawefield Crescent	Pendlebury	Under construction for residential development.

Ref.	Site Address	Ward	Reasons for Exclusion
021	Site adjacent to Alder Park Primary School, Kingswood Road	Winton	Very poor access makes it virtually impossible to develop the site.
022	Land north of Liverpool Street and west of Westerham Avenue, Precinct	Langworthy	The Playhouse is still occupied, and the remainder of the site falls below the 0.4 hectares threshold.
025	Land at Summs Street and Brook Street, east of London Street, Charlestown	Pendleton	Forms part of the new Albion High School site, under construction.
026	Land west of Tellson Crescent, Duchy	Pendlebury	Important pedestrian route from the Duchy area to the Irlams o' th' Height neighbourhood centre, large number of trees, and difficult to develop given the narrowness of the site.
027	Land at Aspinall Crescent, Little Hulton	Walkden South	Proposed site for a Local Equipped Area of Play in the Draft Urban Open Space Strategy, with the remainder of the site falling below the 0.4 hectares threshold.
029	Land south of Collingburn Avenue, Ordsall	Ordsall	Currently occupied.
031	Land south of Alpha Street West, Langworthy	Langworthy	Below the 0.4 hectares threshold.
031a	Land south of Nadine Street, Langworthy	Langworthy	Below the 0.4 hectares threshold.
033	Chaseley Field training centre, Chaseley Road, Claremont	Claremont	Extant planning permission for change of use to housing.
034	Clifton Park Hotel, Manchester Road	Pendlebury	Currently occupied.
037	Chorlton Fold	Swinton South	Extant planning permission for residential development.
039	Land north of Basset Avenue, Charlestown	Pendleton	Properties on the site are occupied. Remainder of site is too narrow, and the access too poor.
043	Ringlow Avenue	Swinton South	Proposed site for a Neighbourhood Equipped Area of Play in the Draft Urban Open Space Strategy, with the remainder of the site falling below the 0.4 hectares threshold.
045	Site of former Walter Greenwood Court, Belvedere Road, Pendleton	Pendleton	Extant planning permission for a police station.
051	Broad oak Park Garden Centre, Worsley Road	Swinton South	Currently occupied.
055	Land to the north of Sandray Grove and Ronaldsay Gardens, Weaste	Weaste & Seedley	Proposed site for a Neighbourhood Equipped Area of Play in the Draft Urban Open Space Strategy, with the remainder of the site falling below the 0.4 hectares threshold.
056	Land north of Trafalgar Street, Lower Broughton	Blackfriars	Extant planning permission for warehouse development.

Ref.	Site Address	Ward	Reasons for Exclusion
058	Portland Road	Eccles	Proposed site for a Neighbourhood Equipped Area of Play in the Draft Urban Open Space Strategy, with the remainder of the site falling below the 0.4 hectares threshold.
062	Land west of Browfield Avenue (including Ledbrooke Close), Ordsall	Ordsall	Currently housing, which has recently been renovated.
064	Land south of The Quays and west of The Anchorage, Pier 9, Salford Quays	Ordsall	Considered to be more appropriate for office development.
065	Land south of Pacific Way, Weaste	Weaste & Seedley	Serious amenity issues as it is surrounded by industrial and other employment uses.
067	Land east of Irwell Avenue, Eccles	Barton	Within the site of a notifiable (hazardous) installation.
068	Corner of Ellenbrook Road and Bridgewater Road	Worsley & Boothstown	Majority of the site has been developed as a neighbourhood centre. Remainder fall below the 0.4 hectares threshold.
069	Monmouth Park, Ordsall Lane, Ordsall	Ordsall	Currently used as a park.
071	Land north of Broadwalk (including Lime Court), Pendleton	Pendleton	Predominantly occupied.
075	Off Highbank Road and adjacent to St. Augustines Church	Swinton North	In active use as playing fields.
082	Land to east and south of 91 Manchester Road West, Little Hulton	Little Hulton	Mature woodland, forming a wildlife corridor. Topography would make development difficult.
083	Land Bounded by Springfield Lane and Deane Road	Blackfriars	Currently occupied.
085	Ellesmere Road, Ellesmere Park	Eccles	Playing field, and proposed site for a Local Equipped Area of Play in the Draft Urban Open Space Strategy.
087	Heath Avenue Park, Heath Avenue, Lower Broughton	Blackfriars	Important open space within Lower Broughton, identified for improvement as part of area regeneration.
089	Ellenbrook Road	Worsley & Boothstown	Attractive open space containing landscape features worthy of protection.
095b	Land at Choral Grove	Blackfriars	Currently occupied, and below the 0.4 hectares threshold.
097	Land west of Dolbey Street, Weaste	Weaste & Seedley	Currently occupied.
098	Land west of Langley Road, Pendleton	Pendleton	Currently occupied. Amenity issues because it is surrounded by industrial uses.
099	Site of The Sides Medical Centre, Moorside Road	Swinton South	Recently developed. Unoccupied part of site below 0.4 hectares threshold.
100	Brown Cow Public House, Worsley Road, Winton	Winton	Currently occupied.

Ref.	Site Address	Ward	Reasons for Exclusion
101	Land north of Lower Seedley Road and west of Fitzwarren Street (Tenbury Close), Seedley	Weaste & Seedley	Recently developed for housing. Currently occupied.
103	Land at Princeton Close and Harvard Close, Claremont	Claremont	Recently developed for housing. Currently occupied.
106	Former Albert Mill, Chorley Road, Swinton	Swinton North	Extant planning permission for a police station, and site under construction.
111	Land Bounded by Oldfield Rd/Middlewood St/Railway	Blackfriars	Extant planning permission for residential development.
116	Ladywell Hospital Site, Weaste	Weaste & Seedley	Extant planning permission for a bingo hall.
118	Site of former Pier Six public house, Clippers Quay, Salford Quays	Ordsall	Below the 0.4 hectares threshold.
120	Land to east of Lester Avenue and west of Carrfield Avenue, Little Hulton	Little Hulton	Amenity issues associated with adjoining industrial sites. Only access is through the middle of the employment area.
122	Land to east of Anchor Lane, Little Hulton	Little Hulton	Important open space link, pedestrian route and wildlife corridor.
123a	Hospital Road	Swinton North	Problematic topography, with significant slope, as well as existing woodland.
126	Land Bounded by Mount street /Cannon Street /North Hill Street and Blackfriars Road	Blackfriars	Proposed Neighbourhood Park.
127	Simpson Grove	Worsley & Boothstown	Important local open space.
130	Land to west of Lower Broughton Road and south of Camp Street, Lower Broughton	Blackfriars	Currently occupied.
132	Grecian Mill, Worsley Road North/Norfolk Street, Walkden	Walkden North	Currently occupied.
136	Silverdale Vocational Centre, Silverdale	Pendlebury	Currently in use as a community facility.
137	(Former Ash Field School) Inscape House, Silkhey Grove	Worsley & Boothstown	Currently occupied.
138	The Willows, Salford Reds Rugby ground, Claremont	Claremont	Currently in use, and likely to be retained as a training ground.
139	Land west of Hardy Street, Peel Green	Winton	Extant planning permission for residential development.
143	St. Clement's Primary School, West Park Street, Ordsall	Ordsall	Currently occupied.
146	Land north of Douglas Green and east of Whit Lane, Pendleton	Pendleton	Recreation ground.

Ref.	Site Address	Ward	Reasons for Exclusion
147	Land south of Ashawe Grove, Little Hulton	Little Hulton	Identified as key sports pitches, and as a site for a Local Equipped Area of Play, in the Draft Urban Open Space Strategy. Part of the wildlife corridor.
152	Land to south of Cleavley Playing Fields, Winton	Winton	Nature conservation value. Very poor access makes it virtually impossible to develop.
155	Land north of Broadway, Weaste	Weaste & Seedley	Surrounded by employment uses, raising amenity issues and general suitability for housing.
156	Radclyffe Primary School, West Craven Street, Ordsall	Ordsall	Currently occupied. Any redevelopment would be for non-residential uses.
159	Land at Tamworth Avenue, north of Phoebe Street, Ordsall	Ordsall	Identified as part of a new community campus for the area.
161a	Ordsall District Centre, Phoebe Street/Robert Hall Street, Ordsall	Ordsall	Currently occupied.
168	Overdale	Swinton North	Important open space link in the area. Existing trees.
170a	Land at Joynson Avenue, Lower Broughton	Blackfriars	Recently refurbished, occupied housing.
170b	Grosvenor Park, Cumberland Street, Lower Broughton	Blackfriars	Potentially important open space within the area (currently unmaintained park).
172	Site North of Eccles College, Cavindish Road, Ellesmere Park	Swinton South	Open space. Development would eat into a larger area of open land. Difficult to access.
174	Land bounded by Blodwell Street, Athole Street, Hodge Lane, and Brown Street, Langworthy	Langworthy	Currently occupied.
177	Worrall Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	Currently occupied.
178	Site at end of Ardens Close	Swinton North	Identified as an extension of the adjoining cemetery.
181	Land bounded by Pendleton Way, Fitzwarren Street and Seedley Road, Pendleton	Pendleton	Identified for retail development, which is considered fundamental to the enhancement of the town centre.
182	Adjacent to Leylands Farm (Wigan/Salford border)	Worsley & Boothstown	Site of biological importance, outside the urban area.
185	Land east of Silver Street, Irlam	Irlam	Active formal recreation use, and identified as key sports pitches in the Urban Open Space Strategy.
186	Folly Brook, Manchester Road	Swinton South	Important open space link, and existing trees.
187	Bedford Avenue	Worsley & Boothstown	Proposed Local Equipped Area of Play in the Draft Urban Open Space Strategy. Not considered surplus open space.

Ref.	Site Address	Ward	Reasons for Exclusion
190	Harrop Fold/Little Hulton Community High School Playing Fields, Longshaw Drive, Little Hulton	Little Hulton	Identified as key sports pitch site in the Draft Urban Open Space Strategy.
193	Land adjacent to Weaste Sewage Works, south of Astor Road, Weaste	Weaste & Seedley	Surrounded by industrial uses, and therefore significant amenity issues.
194	Land north of Southern Street, Walkden	Walkden North	Currently occupied.
197	Land bounded by Devonshire Street, Leicester Road, Wellington Street East, and Bradshaw Street North, Higher Broughton	Broughton	Partially occupied. Part of site identified for new sports and community facilities.
198	Land off Rowson Drive, Cadishead	Cadishead	Active formal recreation use, and identified as key sports pitches in the Draft Urban Open Space Strategy.
199	Land north of Langworthy Park, Langworthy	Langworthy	Proposed for refurbishment.
201	Land north of Castle Irwell Student Village, Cromwell Road, Charlestown	Kersal	Playing fields currently in use by University of Salford.
204b	Land east of Brindleheath Road and north of Ford Lane (north of Redwood Street), Pendleton	Pendleton	Currently occupied.
205	Land east of Peel Lane (former Peel Hall Hospital Site), Little Hulton	Little Hulton	Majority of the site is very heavily wooded. The remainder is identified as a potential Local Equipped Area of Play in the Draft Urban Open Space Strategy.
207	Land east of Ordsall Drive (including Fairbrother Street), Ordsall	Ordsall	Currently occupied.
208	Land north west of Vicars Hall Bridge, Vicars Hall Lane	Worsley & Boothstown	Peripheral previously undeveloped land outside the urban area.
212	Land west of Lords Street, Cadishead	Cadishead	Peripheral previously undeveloped site outside the urban area. Identified as an important recreation site in the Adopted and Draft UDPs.
213	Land south of Centenery Way, Weaste	Weaste & Seedley	Surrounded by employment uses, raising serious amenity issues.
214	Land north of Centenery Way (Little Bolton quarry), Weaste	Weaste & Seedley	Surrounded by employment uses, raising serious amenity issues, particularly given topographical considerations.
215	Mather Fold Road	Worsley & Boothstown	Site of biological importance, outside the urban area.
218	Castle Irwell Student Village, Cromwel Road, Charlestown	Kersal	Currently occupied.

Ref.	Site Address	Ward	Reasons for Exclusion
220a	Land south of Liverpool Road, Cadishead	Cadishead	Previously undeveloped land outside the urban area. Majority of the site will be taken up by the new Cadishead Bypass junction with the A57 Liverpool Road. Significant part of the site lies within the indicative floodplain.
222	Bridewater Park, Amberhill Way	Worsley & Boothstown	Previously undeveloped land outside the urban area. Important recreation site, allocated as such in the Adopted and Draft UDPs.
231	Land west and south of Wharton Lane, Little Hulton	Little Hulton	Peripheral site outside the main urban area. Its development for employment uses and open space is identified as an important element of the economic strategy for the area and the city.
233	Land south of Green Lane, Cadishead	Cadishead	Currently occupied.
234	Land south of Fairhills Road, Irlam	Irlam	Employment uses on two sides raise amenity issues.
235	Land south of Fairhills Road and west of Cadishead Way, Irlam	Cadishead	Currently occupied.
237	Housing between Goodiers Drive and Craven Avenue	Ordsall	Currently occupied.
238	Land bounded by Knoll Street, Great Clowes Street, St. John's Street and Back Hamilton Street, Higher Broughton	Broughton	Part of site is occupied. Remainder falls below the 0.4 hectares threshold.
239	Land south of New Hall Avenue, Barton	Barton	Important part of the wildlife corridor. Relatively peripheral, and mostly previously undeveloped land.
240	Land south of Liverpool Road, Barton	Barton	Currently occupied. Unrealistic/expensive to relocate the occupier.
241	Land south of Southern Street, Walkden	Walkden North	Majority is occupied. Vacant land within the site has no potential for residential development in isolation.
242	Land west of Bridgewater Street and north of Weaste Avenue, Walkden	Walkden North	Below the 0.4 hectares threshold.
243	Land to north of Madamswood Road and east of Longshaw Drive, Little Hulton	Little Hulton	Below the 0.4 hectares threshold.
244	Land east of Ellesmere Street, Little Hulton	Little Hulton	Below the 0.4 hectares threshold.
245	Vicars Hall Lane	Worsley & Boothstown	Greenfield. Outside the urban area.
247	Former Cricket Club, Overdale	Swinton South	Greenfield. Only likely to be developed if part of a comprehensive redevelopment of wider area, incorporating provision of new open space.

APPENDIX C DEFINITIONS OF BROWNFIELD AND GREENFIELD LAND

If a site is specifically identified below as greenfield, then it will always be greenfield.

If a site falls into one of the brownfield categories, it may still be greenfield by virtue of one of the other categories.

Land that is or was occupied by agricultural or forestry buildings = GREENFIELD

Land that is or was occupied by any other type of building and associated fixed surface infrastructure = BROWNFIELD

Any land within the curtilage of a building, except where it is specifically identified as greenfield = BROWNFIELD

All parks, recreation grounds, playing fields and allotments, even where they contain urban features such as paths, pavilions and other buildings = GREENFIELD

Defence buildings = BROWNFIELD

Land used for mineral extraction or waste disposal, where the site will remain unrestored after use because the planning permission does not include a restoration condition = BROWNFIELD

Land use for mineral extraction or waste disposal, where the site will be restored = GREENFIELD

Previously-developed land that makes an important contribution to nature conservation, and where the remains of any structure or activity have blended into the landscape so that they can be considered part of the natural surroundings = GREENFIELD

Previously-developed land that has been put to an amenity use, and where the remains of any structure or activity have blended into the landscape so that they can be considered part of the natural surroundings = GREENFIELD

For the purposes of the urban potential study, any site that has been cleared of buildings that are not in forestry or agricultural use will be treated as brownfield unless the site has regenerated, blended into the landscape, and is either actively in recreation use or is designated as a site of biological importance.

APPENDIX D ENVIRONMENTAL CONSTRAINTS

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
007	Land north of Great Clowes Street and east of Wellington Street West, Higher Broughton	Broughton	100	None	No	No	No		High	Residential area.
016a	Land at Clifton Road, Eccles	Eccles	100	None	No	No	No			
018	Little Moss Lane	Swinton North	0	None	No	Yes	No		High	Residential area.
020	Land at The Green, Clifton	Pendlebury	100	None	No	No	No		High	Residential area.
023	Park Street	Blackfriars	100	None	No	No	No		High	Mixed-use area.
024	Builders Yard, Haysbrook Avenue, Little Hulton	Little Hulton	100	None	No	No	No		High	Residential area. Probation office to north is a low impact use.
028	Land north of Dudley Street and west of Winterford Road, Higher Broughton	Broughton	100	None	No	No	No		High	Residential area.
030	Site of former Kingsley Court, Aylesbury Close, Precinct	Langworthy	100	None	No	No	No		High	Residential area.
032	Land east of Winskill Road, off Fairhills Road, Irlam	Cadishead	0	None	Yes	Yes	No	Only a small part is in the SBI. Remove this from the developable area (leaves 0.52ha).	Medium	Attractive residential location, although some industrial uses to the south.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
035	Land bounded by Langley Road South, Whit Lane and Culverdon Walk, Pendleton	Pendleton	0	None	No	No	No		Medium	Residential to south-east, but industrial uses to north and west.
036	Land west of Ordsall Drive (Thorpe View and Stafford View), Ordsall	Ordsall	77	None	No	No	No	0.26ha is green.	Medium	Edge of residential area. Industrial uses on opposite side of Ordsall Lane.
038	Land at Whitehead Street	Walkden North	100	None	No	Yes	No		High	Residential area.
040	Land west of Woodrow Way, Irlam	Cadishead	0	None	No	No	No		Medium	Residential uses to the west, but employment uses to the south and retail to the north and east may raise amenity issues.
041a	Land off Mount Skip Lane and Harrison Street, Little Hulton	Walkden North	100	None	No	No	No		High	Residential area.
042	Taylorson Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	100	None	No	No	No		Medium	Edge of mixed-use area, with industrial units to the east.
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	Blackfriars	100	None	No	No	No		High	Mixed-use area.
046	Land bounded by Liverpool Road and Cadishead Way, Irlam	Irlam	0	None	No	No	No		Medium	Surrounded by busy roads. Employment use to the south.
047	Land south of Fenney Street, Higher Broughton	Broughton	100	None	No	No	No		Medium	Edge of residential area, with some industrial uses surrounding the site.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
048	Masonic Hall and Bowling Green, Half Edge Lane	Eccles	100	None	No	No	No		High	Residential area.
049	Land north of Lockett Street and west of Suffolk Street, Pendleton	Pendleton	100	Part	No	No	No	Half of site is in flood zone.	High	Residential area.
050	Land at Gillers Green, Walkden	Walkden South	0	None	No	No	No		High	Residential area.
052	Former Cleavley Nursery, Winton	Winton	100	None	No	No	No		High	Residential and open space uses surround it. M60 is close, but a landscape buffer could limit the impact on site occupiers.
053	Land at Foster Street, Weaste	Weaste & Seedley	100	None	No	No	No		Medium	Primarily residential location. Former bus depot to south, currently in employment use, and motorway and railway immediately to north.
054	Former project office, The Quays, Pier 8, Salford Quays	Ordsall	100	None	No	No	No		High	Mixed-use area.
057	Mere Drive	Pendlebury	100	None	No	No	No		High	Residential area. Adult training centre to west, but should not affect residential use of site.
059a	Land north of Eccles New Road (opposite Astor Road), Weaste	Weaste & Seedley	100	None	No	No	No		Low	Petrol station immediately to the east. Railway and motorway to north, and otherwise surrounded by employment uses.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
060	Land north of Liverpool Road and east of Glaze Brook, Cadishead	Cadishead	0	Part	No	Yes	No	Half of site is in flood zone (0.33ha).	High	Residential area.
061	Queensway	Pendlebury	100	None	No	No	No		High	Edge of residential area.
063	Land Bounded by Chapel Street, Dearmans Place and Clowes Street	Blackfriars	100	None	No	No	No		High	Mixed-use area.
066a	Land west of Lower Broughton Road, Lower Broughton	Blackfriars	100	All	No	No	No		High	Residential area.
070	Land west of Allotment Road, Cadishead	Cadishead	0	None	No	No	No		High	Residential area.
072	Chaseley Field Observatory, Claremont	Claremont	0	None	No	No	No		High	Residential area.
073	Land north of St. James's Road, Higher Broughton	Broughton	100	None	No	No	No		High	Residential area.
076a	Land east of Lower Broughton Road and south of Wheater's Street, Lower Broughton	Blackfriars	55	All	No	No	No		High	Residential area.
077	Sherwood Drive/Goodwood drive	Pendlebury	0	None	No	No	No		High	Residential area.
078	Land east of Great Clowes Street and south of Upper Camp Street, Lower Broughton	Blackfriars	100	None	No	No	No		Medium	Edge of residential area, with some industrial uses surrounding the site.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
079a	Land bounded by Bury New Road, Northumberland Street and Rigby Street (Newbury Place), Higher Broughton	Broughton	100	None	No	No	No		High	Primarily residential location.
080	Monton Road	Eccles	100	None	No	No	No		High	Residential area.
081	Land north of Brydon Close and west of Holcombe Close, Precinct	Langworthy	100	None	No	No	No		High	Residential area.
084	Land north of Thorpe Street, off Worsley Road North, Walkden	Walkden North	100	None	No	No	No		High	Residential area.
086	Stafford Road, Ellesmere Park	Eccles	100	None	No	No	No		High	Residential area.
088	Former Secondary School on Mosley Common Road, Boothstown	Worsley & Boothstown	100	None	No	No	No		High	Residential area.
090	Land off Mayfair Drive, Irlam	Irlam	0	None	No	No	No		High	Residential area.
091	Land bounded by Everard Street, Ordsall Lane and Woden Street.	Ordsall	100	None	No	No	No		Medium	Residential development under construction to north together with an existing bank storage depot, existing residential to west, but industrial uses to south.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
093	Land at junction of Ladywell Avenue and Broughton Avenue, Little Hulton	Walkden North	0	None	No	No	No		High	Residential area.
094	Rutland Road, Ellesmere Park	Eccles	0	None	No	No	No		High	Residential area.
095a	Land at Melbourne Street, Lower Broughton	Blackfriars	94	All	No	No	No	0.05ha is green.	High	Residential area. Planning permission on site to east for warehouse and distribution.
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	Blackfriars	100	None	No	No	No		High	Mixed-use area.
102	Weaste Cricket Club Ground, Weaste	Weaste & Seedley	0	None	No	No	No		High	Residential area, although Salford Reds Rugby League ground lies immediately to the south.
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane, Ordsall	Ordsall	100	None	No	No	No		High	Residential to west, and under construction to south. Residential permission to north-east. Commercial uses to north, but should have low impact on amenity.
107a	Land Bounded by Railway/Blackfriars/Chapel street/ Salford Approach	Blackfriars	100	None	No	No	No		High	Mixed-use area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
108	Land Bounded by Aldephi Street /Cleminson Street/Peru Street	Blackfriars	100	None	No	No	No		High	Mixed-use area.
109	Land bounded by River Irwell /Blackfriars Road and Flax street	Blackfriars	100	All	No	No	No		High	Primarily residential area.
110	Land east of Duchy Road and north of Duchy Road Caravan Site, Pendleton	Pendleton	100	None	No	No	No		Medium	Edge of residential area. Caravan park immediately to south-east.
112	How Clough Farm, Old Clough Lane/How Clough Drive, Walkden	Walkden South	8	None	Yes	No	No	Only small part is SBI. Reduces developable area to 1.07ha. 0.09ha is brown.	Medium	Residential area, but railway immediately to the south.
113a	Mossfield Road	Swinton North	0	None	No	Yes	No	0.19ha of the site is in the wildlife corridor.	High	Residential area.
114	Shap Drive	Walkden South	0	None	No	No	No		High	Residential area.
115a	Land at Condor Place, off Whit Lane, Pendleton	Pendleton	100	None	No	No	No		High	Residential area.
117a	Wilburn St Basin, Wilburn St/Ordsall lane	Ordsall	100	None	No	No	No		Medium	Edge of mixed-use area, but surrounded by non-residential uses.
119	Former cinema, Clippers Quay, Salford Quays	Ordsall	100	None	No	No	No		High	Mixed-use area.
121	Former Pope John II RC High School, Britannia Street, Pendleton	Pendleton	100	Part	No	No	No	About one-third of site is within flood zone.	High	Residential area.
123b	Car Park on Manchester Road/Hospital Road	Pendlebury	100	None	No	No	No		High	Residential area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
124	Little Moss Lane	Swinton North	0	None	No	Yes	No		High	Residential area.
125	Site bounded by Norfolk Street, Worsley Road North and Southern Street, Walkden	Walkden North	100	None	No	No	No		Medium	It is in an industrial area, but the site on the opposite side of Worsley Road North has recently been granted planning permission for housing, potentially changing the character of the area, particularly in the medium term.
128	Land bounded by Springfield lane/Trinity Way and River Irwell	Blackfriars	100	All	No	No	No		High	Transitional zone between mixed-use and residential areas.
129	Recreation Ground, Rothwell Lane, Little Hulton	Little Hulton	0	None	No	Yes	No		High	Residential area.
131	Land north of Regatta Street, off Langley Road, Pendleton	Pendlebury	100	Part	No	Yes	Yes	Eastern third is in the flood zone. Falls within the middle zone of a hazardous installation.	Medium	Industry to north and south, but some of the latter is likely to be subject to redevelopment pressures in the future.
133	Former Pioneer Western site, off Suffolk Street, Pendleton	Pendleton	100	All	No	No	No		High	Residential area.
134	The Old Boat Yard, Off Worsley Drive	Worsley & Boothstown	100	None	No	No	No		High	Residential area.
135	Former Pendlebury Miners Welfare Institute, Off Swinton Hall Road	Pendlebury	19	None	No	No	No		Medium	Edge of residential area, but industry immediately to north-west.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
140	Land bounded by Cadishead Way, River Irwell (Old Course) and the Manchester Ship Canal, Irlam	Irlam	0	None	No	Yes	No		Medium	Employment uses to north.
141	Former Kersal High School, Mesnefield Road, Kersal	Kersal	100	None	No	No	No		High	Residential area.
142	Land east of Duchy Road, Brindleheath	Pendleton	100	None	No	No	No		High	Residential area.
144	Land bounded by Gerald Road, Seaford Road and Holford Street, Pendleton	Pendleton	100	All	No	No	No		High	Residential area.
145	Arnold Laver Timber World, Liverpool Road, Cadishead	Cadishead	100	None	No	No	No		Low	Tar distillery to west and vehicle trailer storage depot to east, but development potential as part of a wider site.
148	Land north of Ordsall Park, Hulton Street, Ordsall	Ordsall	25	None	No	No	No	1.50ha is green.	High	Residential area.
149	Land west of Newhaven Business Park, off Barton Road, Barton	Barton	100	None	No	No	Yes	Half is within the inner zone of a hazardous installation.	Medium	Newhaven Business Park and, in particular, the scrapyards to the south could raise amenity issues which the design and landscaping of any residential development would need to address.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
150a	Land adjacent to All Soul's Primary School, Weaste	Weaste & Seedley	100	None	No	No	Yes	Within the outer zone of a hazardous installation.	Medium	Edge of residential area, with Oakwood Industrial Estate to west, and school immediately to east.
151	Land west of Adelphi Street, Blackfriars	Blackfriars	100	Part	No	No	No	Small part within the flood zone (0.16ha).	High	Mixed-use area.
153	Land south of Castle Irwell Student Village, Cromwell Road, Charlestown	Pendleton	100	All	No	No	No		Medium	Mainly residential area, but proximity to large volume of student housing may raise some amenity issues.
154a	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	Blackfriars	100	None	No	No	No		High	Mixed-use area.
157	Mancentral trading Estate, East Ordsall Lane	Blackfriars	100	None	No	No	No		Medium	Mixed-use area, but surrounded on two sides by railways.
158a	Land east of Whit Lane and Britannia Street, Pendleton	Pendleton	2	Part	No	No	No	About 75% is in the flood zone.	Medium	Mainly residential area, but industrial uses immediately to the north, although these may come under pressure for redevelopment in the medium term.
160a	Land west of Greencourt Drive, Little Hulton	Little Hulton	0	None	No	No	No		High	Residential area.
161b	Land east of Phoebe Street and north of Ordsall District Centre, Ordsall	Ordsall	0	None	No	No	No		High	Residential area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
162	Cranlegh Drive	Walkden South	0	None	No	Yes	No		High	Residential area. My be some disturbance due to proximity to East Lancashire Road.
163	66 Pendlebury Road, Swinton	Pendlebury	100	None	No	No	No		Low	Industrial uses to south and east, and railway to north.
164	Land to south of Weaver Avenue and Avon Close, Little Hulton	Little Hulton	0	None	No	Yes	No		Medium	Residential area, but railway immediately to the south.
165a	Land east of Bury New Road and north of Northumberland Street	Broughton	100	None	No	No	No		High	Residential area.
166	Wardley Industrial Estate, Priestley Road/East Lancs. Road	Swinton North	100	None	No	No	Yes	One-third in middle zone, and one-third in outer zone.	Medium	Edge of major industrial area, so some amenity issues.
167	Northumberland Street Playing Fields, Higher Broughton	Broughton	0	None	No	No	No		High	Residential area.
169a	Land south of Regatta Street and east of Langley Road and Whit Lane, Pendleton	Pendleton	100	Part	No	No	Yes	North-east third of site is in flood zone. Small bit in outer zone of harardous installation (0.21ha).	Medium	Mainly residential area, with some remaining industrial uses to west.
170c	Land east of Wheater's Terrace, Lower Broughton	Blackfriars	100	All	No	No	No		High	Residential area.
171	Land south of Hayes Road (former Elf storage depot), Cadishead	Cadishead	100	None	No	No	No		Medium	Timber storage yard to west, but works to east has closed and is available for residential development.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
173	Former Restawhile site, Oakhill Trading Estate, Worsley Road North, Walkden	Walkden North	100	None	No	No	No		Medium	Industrial uses immediately to north, but the site has received planning permission for housing since the start of the Urban Potential Study.
175	Land east of Duncan Mathieson Playing Fields, Odessa Avenue, Claremont	Claremont	0	None	No	No	No		High	Residential area.
176a	Land east of Sharp Street and south of Moss Lane, Walkden	Walkden North	100	None	No	No	No			
179	Harrop Fold/Little Hulton Community High School and Salford City Council One Stop Shop, Longshaw Drive, Little Hulton	Little Hulton	100	None	No	No	No		High	Residential area on edge of neighbourhood centre.
180a	Land off Amblecote Drive, Little Hulton	Little Hulton	100	None	No	No	No			
180b	Land at Colesbourne Close, Little Hulton	Little Hulton	100	None	No	No	No			
180c	Brynheys, Clegg's Lane, Little Hulton	Little Hulton	100	None	No	No	No			
183a	Land adjacent to River Irwell, Irwell St	Blackfriars	100	None	No	No	No		High	Mixed-use area.
184	Former Windsor High School, Churchill Way, Precinct	Langworthy	73	None	No	No	No		High	Residential area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
189	Former Kersal High School playing fields, Oaklands Road, Kersal	Kersal	0	None	Yes	No	No	Very small part of the site is within the SBI (reduces developable area to 3.95ha).	High	Residential area.
191	Land at Kersal Way, Lower Kersal	Kersal	100	All	No	No	No		High	Residential area.
192a	Land west of Meadow Road, Lower Broughton	Blackfriars	100	All	No	Yes	No	Very small part is within the wildlife corridor (0.12ha).	High	Edge of a residential estate.
192c	Land east of Meadow Road, Lower Broughton	Blackfriars	42	All	No	No	No	0.59ha is green.	High	Residential area.
195a	Former Quays Campus, Trafford Road, Ordsall	Ordsall	100	None	No	No	No		High	Mixed-use area including residential, offices and leisure.
196a	Land south-west of Orchard Street, Pendleton	Pendleton	100	None	No	No	No		Low	Surrounded by employment uses and a railway, but the character of this area is likely to change over the next decade.
196b	Land west of Orchard Street and south of Holland Street, Pendleton	Pendleton	100	None	No	No	No		Low	Surrounded by employment uses and a railway, but the character of this area is likely to change over the next decade.
200	Manchester Childrens Hospital, manchester Road	Swinton South	100	None	No	No	No		High	Residential area.
202a	Land at Hampson Street, Blackfriars	Blackfriars	100	None	No	No	No		High	Mixed-use area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
203a	Land north of Manchester Road and west of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	100	None	No	No	No		Medium	Some remaining industrial uses, but these are likely to be lost during the Plan period.
204a	Land east of Brindleheath Road and north of Ford Lane (south of Redwood Street), Pendleton	Pendleton	100	None	No	No	No		Medium	Industrial uses to north, and railway line to east.
206	Land at Hulme Street, Blackfriars	Blackfriars	100	None	No	No	No		High	Mixed-use area.
209	Land at King William Street, Salford Quays, Ordsall	Ordsall	100	None	No	No	No		High	Provided that the whole of the site can be assembled. Partial redevelopment may be more problematic.
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South, Blackfriars	Blackfriars	100	None	No	No	No		High	Mixed-use area.
211	Former Clariant Works, Hayes Road, Cadishead	Cadishead	100	None	No	Yes	Yes	Very small part in the wildlife corridor, and small bit in the notifiable zone. Removing these and a house from the developable area leaves 6.49ha.	Medium	Vehicle storage depot to the south, but otherwise a residential area.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
216	Land north of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	100	None	No	No	No		Medium	Residential development would be compatible provided that the whole site was developed. Partial development could be problematic.
217	Land south of Cottenham Lane (Cambridge Riverside), Lower Broughton	Blackfriars	87	All	No	No	No	Landscaping is 0.51ha and playground area is 0.60ha.	Medium	Southern end of an industrial area, but the site should be sufficiently large and discrete to provide an adequate level of amenity.
219	Land west of The Quays and south of Broadway, Pier 9, Salford Quays.	Ordsall	100	None	No	No	Yes	Small part in outer zone of hazardous installation (0.81ha).	Medium	Edge of mixed-use area, with some industrial uses to north and east.
220b	Lanstar, Liverpool Road, Cadishead	Cadishead	100	None	No	Yes	No	Very small part in the wildlife corridor, reducing developable area to 7.17ha.	Medium	Timber yard to east.
221	Austin Truman's Steel, Moss Lane, Walkden	Walkden North	75	None	No	No	No	3.16ha is green, including a disused sports pitch.	Medium	Industrial and other employment uses remain in the area, although there may be pressure for these to relocate in the future.
223	Burgess Farm, Hilton Lane	Walkden South	3	None	Yes	No	No	0.46ha is brown.	High	Only residential uses nearby.

Reference Number	Site Address	Ward	% of Site Previously-Developed	Flood Risk	Site of Biological Importance	Wildlife Corridor	Notifiable Installation Zone	Notes on Environmental Constraints	Compatibility With Surrounding Uses	Notes on Compatibility With Surrounding Uses
224	Former Swinton Sewage Treatment Works	Swinton South	89	Part	No	No	No	Southernmost part of site in flood zone (removing it from the site would lose about 2.87ha, including some land that does not flood).	High	Residential area.
229	Former Agecroft Power Station, Agecroft Road, Pendlebury	Pendlebury	100	None	No	Yes	No	Very small bit is in the wildlife corridor.		
230a	Former Lowry High School and adjoining land, Great Clowes Street, Lower Broughton	Blackfriars	48	All	No	No	No	4.69ha is green.	High	Primarily residential area.
232a	Former Ashton's Field Colliery, Clegg's Lane, Little Hulton	Walkden North	100	None	No	Yes	No	Small part in the wildlife corridor.	Medium	Or even high. A few remaining employment uses close by, but generally surrounded by residential and open space uses.
236	Barton Business Park, Cawdor Street, Patricroft	Barton	100	None	No	No	No		Medium	Employment uses to the north-west, but residential uses to east.
246	Former Tram Depot, Eccles New Road, Weaste	Weaste & Seedley	100	None	No	No	Yes	More than half is in the outer zone, and a small part (0.09ha) in the middle zone of a notifiable installation. Only 0.35ha is outside both.	Medium	Housing to east, and housing allocation to north. Employment uses to west and south.

APPENDIX E SITE AREAS AND ESTIMATED YIELDS

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
007	Land north of Great Clowes Street and east of Wellington Street West, Higher Broughton	Broughton	0.40	Net area = 0.40 x 80%.	0.32	0	0	0	0	6	6	0	11	35
016a	Land at Clifton Road, Eccles	Eccles	1.58	Resurvey. Net area = 1.58 x 80%.	1.26	9	24	24	0	38	0	0	94	75
018	Little Moss Lane	Swinton North	0.47	Net area = 0.47 x 80%	0.38	0	0	0	7	0	0	7	13	35
020	Land at The Green, Clifton	Pendlebury	0.49	Net area = 0.49 x 80%.	0.39	0	10	0	10	0	0	0	20	50
023	Park Street	Blackfriars	0.53	Mixed-use site. Assume 50% of site area is for housing.	0.26	0	26	6	0	0	0	0	32	125
024	Builders Yard, Haysbrook Avenue, Little Hulton	Little Hulton	0.51	Net area = 0.51 x 80%.	0.41	0	0	0	0	20	0	0	20	50
028	Land north of Dudley Street and west of Winterford Road, Higher Broughton	Broughton	0.55	Net area = 0.55 x 80%.	0.44	0	0	0	15	0	0	0	15	35
030	Site of former Kingsley Court, Aylesbury Close, Precinct	Langworthy	0.55	Net area = 0.55 x 80%.	0.44	0	0	0	18	0	0	0	18	40
032	Land east of Winskill Road, off Fairhills Road, Irlam	Cadishead	0.56	Removing SBI from the developable site gives an area of 0.52ha. Net area = 0.52 x 80%.	0.42	0	0	0	0	0	0	13	13	30
035	Land bounded by Langley Road South, Whit Lane and Culverdon Walk, Pendleton	Pendleton	0.61	Net area = 0.61 x 80%.	0.49	0	9	2	11	0	0	0	22	45
036	Land west of Ordsall Drive (Thorpe View and Stafford View), Ordsall	Ordsall	1.53	Net area = 1.53 x 80%.	1.22	0	92	92	0	0	0	0	183	150

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi- detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total Dwellings	Net Density
038	Land at Whitehead Street	Walkden North	0.62	Net area = 0.62 x 80%.	0.5	0	7	0	0	14	7	0	28	55
040	Land west of Woodrow Way, Irlam	Cadishead	0.63	Net area = 0.63 x 80%.	0.5	9	9	0	0	19	0	0	38	75
041a	Land off Mount Skip Lane and Harrison Street, Little Hulton	Walkden North	0.80	Net area = 0.80 x 80%.	0.64	0	9	0	0	26	0	0	35	55
042	Taylorson Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	0.49	Net area = 0.49 x 80%	0.39	16	47	16	0	0	0	0	78	200
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	Blackfriars	0.68	Mixed-use site. Assume 50% of site area goes for housing.	0.34	21	51	13	0	0	0	0	85	250
046	Land bounded by Liverpool Road and Cadishead Way, Irlam	Irlam	0.66	Overhead power lines will reduce the developable area by about 0.07ha. Net area = 0.59 x 80%.	0.47	14	49	7	0	0	0	0	70	150
047	Land south of Fenney Street, Higher Broughton	Broughton	0.66	Net area = 0.66 x 80%.	0.53	0	0	0	0	17	7	0	24	45
048	Masonic Hall and Bowling Green, Half Edge Lane	Eccles	0.66	Net area = 0.66 x 80%.	0.53	0	13	0	7	0	0	7	26	50
049	Land north of Lockett Street and west of Suffolk Street, Pendleton	Pendleton	0.67	Net area = 0.67 x 80%.	0.54	0	0	0	13	0	0	6	19	35
050	Land at Gillers Green, Walkden	Walkden South	0.67	Net area = 0.67 x 80%.	0.54	0	70	0	0	0	0	0	70	130
052	Former Cleavley Nursery, Winton	Winton	0.69	Net area = 0.69 x 80%.	0.55	0	0	0	0	0	0	16	16	30
053	Land at Foster Street, Weaste	Weaste & Seedley	0.69	Net area = 0.69 x 80%.	0.55	0	43	29	0	0	0	0	72	130

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
054	Former project office, The Quays, Pier 8, Salford Quays	Ordsall	0.69	Some of the site would need to be retained as open space, reducing developable area to about 0.49ha. Net area = 0.49 x 80%.	0.39	16	47	16	0	0	0	0	78	200
057	Mere Drive	Pendlebury	0.70	Net area = 0.70 x 80%.	0.56	0	0	0	22	0	0	0	22	40
059a	Land north of Eccles New Road (opposite Astor Road), Weaste	Weaste & Seedley	0.45	Net area = 0.45 x 80%.	0.36	11	43	0	0	0	0	0	54	150
060	Land north of Liverpool Road and east of Glaze Brook, Cadishead	Cadishead	0.71	Net area = 0.71 x 80%.	0.57	0	0	0	10	0	0	10	20	35
061	Queensway	Pendlebury	0.72	Net area = 0.72 x 80%.	0.58	0	14	0	14	0	0	0	29	50
063	Land Bounded by Chapel Street, Dearmans Place and Clowes Street	Blackfriars	0.76	Mixed-use site. Assume 25% of site area goes for housing.	0.19	8	27	4	0	0	0	0	38	200
066a	Land west of Lower Broughton Road, Lower Broughton	Blackfriars	0.69	Net area = 0.69 x 80%.	0.55	0	19	8	0	12	0	0	38	70
070	Land west of Allotment Road, Cadishead	Cadishead	0.77	Net area = 0.77 x 80%.	0.62	0	0	0	11	0	0	11	22	35
072	Chaseley Field Observatory, Claremont	Claremont	0.78	Net area = 0.78 x 80%.	0.62	0	0	0	0	0	0	19	19	30
073	Land north of St. James's Road, Higher Broughton	Broughton	0.79	Net area = 0.79 x 80%.	0.63	0	0	0	9	22	0	0	32	50
076a	Land east of Lower Broughton Road and south of Wheater's Street, Lower Broughton	Blackfriars	0.91	Net area = 0.91 x 80%.	0.73	0	0	0	16	16	0	0	33	45

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
077	Sherwood Drive/Goodwood drive	Pendlebury	0.85	Only about 0.69ha available for development because site slopes and narrows at southern end. Net area = 0.69 x 80%.	0.55	0	0	0	22	0	0	0	22	40
078	Land east of Great Clowes Street and south of Upper Camp Street, Lower Broughton	Blackfriars	0.85	Net area = 0.85 x 80%.	0.68	9	9	4	0	13	9	0	44	65
079a	Land bounded by Bury New Road, Northumberland Street and Rigby Street (Newbury Place), Higher Broughton	Broughton	0.62	Net area = 0.62 x 80%.	0.5	0	15	11	0	11	0	0	38	75
080	Monton Road	Eccles	0.93	Net area = 0.93 x 80%.	0.74	0	31	0	31	0	0	0	63	85
081	Land north of Brydon Close and west of Holcombe Close, Precinct	Langworthy	0.93	Net area = 0.93 x 80%.	0.74	18	53	18	0	0	0	0	89	120
084	Land north of Thorpe Street, off Worsley Road North, Walkden	Walkden North	0.95	Net area = 0.95 x 80%.	0.76	0	25	0	0	25	0	0	49	65
086	Stafford Road, Ellesmere Park	Eccles	1.02	Net area = 1.02 x 80%.	0.82	0	10	0	7	0	0	16	33	40
088	Former Secondary School on Mosley Common Road, Boothstown	Worsley & Boothstown	1.03	Need to retain mature trees will reduce the developable area to about 0.80ha. Net area = 0.80 x 80%.	0.64	8	8	4	0	12	8	0	38	60
090	Land off Mayfair Drive, Irlam	Irlam	1.06	Identified as a NEAP site, so reduce by 0.65ha. Net area = 0.41 x 80%.	0.33	0	0	0	13	0	0	0	13	40

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total Dwellings	Net Density
091	Land bounded by Everard Street, Ordsall Lane and Woden Street.	Ordsall	1.06	Net area = 1.06 x 80%.	0.85	0	46	8	0	23	0	0	76	90
093	Land at junction of Ladywell Avenue and Broughton Avenue, Little Hulton	Walkden North	1.11	Identified as a LEAP site, so reduce by 0.55ha. Net area = 0.56 x 80%.	0.45	0	0	0	18	0	0	0	18	40
094	Rutland Road, Ellesmere Park	Eccles	1.13	Net area = 1.13 x 80%.	0.9	0	11	0	7	0	0	18	36	40
095a	Land at Melbourne Street, Lower Broughton	Blackfriars	0.78	Net area = 0.78 x 80%.	0.62	10	30	10	0	0	0	0	50	80
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	Blackfriars	1.15	Mixed-use site. Assume 50% goes for housing. Net area = 0.57 x 80%.	0.46	18	55	18	0	0	0	0	92	200
102	Weaste Cricket Club Ground, Weaste	Weaste & Seedley	1.22	Net area = 1.22 x 80%.	0.98	0	0	0	17	0	0	17	34	35
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane, Ordsall	Ordsall	1.23	Net area = 1.23 x 80%.	0.98	0	53	9	0	26	0	0	88	90
107a	Land Bounded by Railway/Blackfriars/Chapel street/ Salford Approach	Blackfriars	1.39	Mixed-use site. Assume 50% goes for housing. Net area = 0.70 x 80%.	0.56	22	67	22	0	0	0	0	112	200
108	Land Bounded by Aldephi Street /Cleminson Street/Peru Street	Blackfriars	1.26	Mixed-use site. Assume 25% goes for housing. Net area = 0.32 x 80%.	0.25	0	45	0	0	0	0	0	45	180
109	Land bounded by River Irwell /Blackfriars Road and Flax street	Blackfriars	1.29	Net area = 1.29 x 80%.	1.03	0	41	8	0	25	8	0	82	80
110	Land east of Duchy Road and north of Duchy Road Caravan Site, Pendleton	Pendleton	1.30	Net area = 1.30 x 80%.	1.04	0	0	0	28	19	0	0	47	45

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total Dwellings	Net Density
112	How Clough Farm, Old Clough Lane/How Clough Drive, Walkden	Walkden South	1.34	May need to allow for a landscape buffer on south edge of site, adjacent to railway line, reducing area to 1.08ha. Net area = 1.08 x 80%.	0.86	0	0	0	0	22	22	0	43	50
113a	Mossfield Road	Swinton North	0.53	Net area = 0.53 x 80%.	0.42	0	0	0	17	0	0	0	17	40
114	Shap Drive	Walkden South	1.40	Identified as a LEAP site, so reduce by 0.55ha. Net area = 0.85 x 80%.	0.68	0	0	0	27	0	0	0	27	40
115a	Land at Condor Place, off Whit Lane, Pendleton	Pendleton	0.96	Net area = 0.96 x 80%.	0.77	0	0	0	0	19	19	0	38	50
117a	Wilburn St Basin, Wilburn St/Ordsall lane	Ordsall	1.36	Mixed-use site. Assume 25% goes for housing.	0.34	17	51	17	0	0	0	0	85	250
119	Former cinema, Clippers Quay, Salford Quays	Ordsall	1.21	Net area = 1.21 x 80%.	0.97	73	97	73	0	0	0	0	242	250
121	Former Pope John II RC High School, Britannia Street, Pendleton	Pendleton	1.45	Net area = 1.45 x 80%.	1.16	8	38	0	0	30	0	0	75	65
123b	Car Park on Manchester Road/Hospital Road	Pendlebury	0.62	Net area = 0.62 x 80%.	0.5	0	24	0	0	10	0	0	35	70
124	Little Moss Lane	Swinton North	1.47	Net area = 1.47 x 80%.	1.18	0	0	0	21	0	0	21	41	35
125	Site bounded by Norfolk Street, Worsley Road North and Southern Street, Walkden	Walkden North	1.48	Net area = 1.48 x 80%.	1.18	0	0	0	37	16	0	0	53	45
128	Land bounded by Springfield lane/Trinity Way and River Irwell	Blackfriars	1.65	Mixed-use site, but high proportion of residential. Assume 75% housing. Net area = 1.24 x 80%.	0.99	40	119	40	0	0	0	0	198	200

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
129	Recreation Ground, Rothwell Lane, Little Hulton	Little Hulton	1.67	Identified as a LEAP site, so reduce by 0.55ha. Net area = 1.12 x 80%.	0.9	0	0	0	16	0	0	16	32	35
131	Land north of Regatta Street, off Langley Road, Pendleton	Pendlebury	1.72	Net area = 1.72 x 80%.	1.38	0	14	0	0	41	14	0	69	50
133	Former Pioneer Western site, off Suffolk Street, Pendleton	Pendleton	1.74	May need to leave a landscaped area and footpath adjacent to river (about 0.19ha). Net area = 1.55 x 80%.	1.24	0	35	17	0	35	0	0	87	70
134	The Old Boat Yard, Off Worsley Drive	Worsley & Boothstown	1.76	Net area = 1.76 x 80%.	1.41	0	37	18	0	18	18	0	92	65
135	Former Pendlebury Miners Welfare Institute, Off Swinton Hall Road	Pendlebury	1.81	Net area = 1.81 x 80%.	1.45	0	0	0	25	0	0	25	51	35
140	Land bounded by Cadishead Way, River Irwell (Old Course) and the Manchester Ship Canal, Irlam	Irlam	1.85	Keep development away from River Irwell (Old Course) because of its nature conservation value. Net area = 1.40 x 80%.	1.12	0	0	0	0	28	28	0	56	50
141	Former Kersal High School, Mesnefield Road, Kersal	Kersal	1.86	Net area = 1.86 x 80%.	1.49	0	0	0	21	0	0	31	52	35
142	Land east of Duchy Road, Brindleheath	Pendleton	1.88	Net area = 1.88 x 80%.	1.5	0	0	0	40	27	0	0	68	45
144	Land bounded by Gerald Road, Seaford Road and Holford Street, Pendleton	Pendleton	1.90	Net area = 1.90 x 80%.	1.52	0	0	0	34	34	0	0	68	45
145	Arnold Laver Timber World, Liverpool Road, Cadishead	Cadishead	1.94	Net area = 1.94 x 80%.	1.55	16	31	0	23	0	8	0	78	50

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total Dwellings	Net Density
148	Land north of Ordsall Park, Hulton Street, Ordsall	Ordsall	2.01	Net area = 2.01 x 70%.	1.41	0	0	0	21	35	14	0	70	50
149	Land west of Newhaven Business Park, off Barton Road, Barton	Barton	2.01	Net area = 2.01 x 70%.	1.41	0	0	0	39	0	0	10	49	35
150a	Land adjacent to All Soul's Primary School, Weaste	Weaste & Seedley	0.50	Net area = 0.50 x 80%.	0.4	0	0	0	0	20	0	0	20	50
151	Land west of Adelphi Street, Blackfriars	Blackfriars	2.07	Mixed-use site. Assume 25% goes for housing. Net area = 0.52 x 80%.	0.41	16	49	16	0	0	0	0	82	200
153	Land south of Castle Irwell Student Village, Cromwell Road, Charlestown	Pendleton	2.11	Net area = 2.11 x 70%.	1.48	0	15	0	30	30	0	0	74	50
154a	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	Blackfriars	0.93	Mixed-use site. Assume 25% goes for housing.	0.23	9	28	9	0	0	0	0	46	200
157	Mancentral trading Estate, East Ordsall Lane	Blackfriars	2.19	Mixed-use site, but predominantly employment uses. Assume 25% goes for housing. Net area = 0.55 x 80%.	0.44	18	53	18	0	0	0	0	88	200
158a	Land east of Whit Lane and Britannia Street, Pendleton	Pendleton	2.02	Net area = 2.02 x 70%.	1.41	10	39	10	0	39	0	0	99	70
160a	Land west of Greencourt Drive, Little Hulton	Little Hulton	2.05	Developable could be constrained by the site being in a valley. Net area = 2.05 x 70%.	1.44	0	0	0	25	0	0	25	50	35

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
161b	Land east of Phoebe Street and north of Ordsall District Centre, Ordsall	Ordsall	0.52	Net area = 0.52 x 80%.	0.42	0	16	0	0	11	0	0	27	65
162	Cranleigh Drive	Walkden South	2.30	Net area = 2.30 x 70%.	1.61	0	82	14	0	41	0	0	137	85
163	66 Pendlebury Road, Swinton	Pendlebury	2.35	Net area = 2.35 x 70%.	1.65	0	0	0	33	33	16	0	82	50
164	Land to south of Weaver Avenue and Avon Close, Little Hulton	Little Hulton	2.41	Net area = 2.41 x 70%.	1.69	0	0	0	35	0	0	24	59	35
165a	Land east of Bury New Road and north of Northumberland Street	Broughton	0.61	Mixed-use site. Only about 50% for residential.	0.31	0	7	4	0	0	7	0	19	60
166	Wardley Industrial Estate, Priestley Road/East Lancs. Road	Swinton North	2.43	Net area = 2.43 x 70%.	1.7	0	0	0	68	0	0	0	68	40
167	Northumberland Street Playing Fields, Higher Broughton	Broughton	2.56	Net area = 2.56 x 70%.	1.79	0	0	0	16	0	0	38	54	30
169a	Land south of Regatta Street and east of Langley Road and Whit Lane, Pendleton	Pendleton	2.97	Leave out about 0.29ha for a riverside walkway. Net area = 2.68 x 70%.	1.88	13	53	13	0	53	0	0	132	70
170c	Land east of Wheater's Terrace, Lower Broughton	Blackfriars	1.64	Net area = 1.64 x 80%.	1.31	0	0	0	52	0	0	0	52	40
171	Land south of Hayes Road (former Elf storage depot), Cadishead	Cadishead	2.80	Net area = 2.80 x 70%.	1.96	22	43	0	32	0	11	0	108	55
173	Former Restawhile site, Oakhill Trading Estate, Worsley Road North, Walkden	Walkden North	3.15	Net area = 3.15 x 70%.	2.21	0	36	0	0	24	0	61	122	55
175	Land east of Duncan Mathieson Playing Fields, Odessa Avenue, Claremont	Claremont	3.09	Net area = 3.09 x 70%.	2.16	0	0	0	30	0	0	45	76	35

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
176a	Land east of Sharp Street and south of Moss Lane, Walkden	Walkden North	2.49	Net area = 2.49 x 70%.	1.74	0	0	0	24	0	0	37	61	35
179	Harrop Fold/Little Hulton Community High School and Salford City Council One Stop Shop, Longshaw Drive, Little Hulton	Little Hulton	3.37	Net area = 3.37 x 70%.	2.36	0	21	0	32	32	0	21	106	45
180a	Land off Amblecote Drive, Little Hulton	Little Hulton	3.23	Net area = 3.23 x 70%.	2.26	0	0	0	90	0	0	0	90	40
180b	Land at Colesbourne Close, Little Hulton	Little Hulton	0.41	Net area = 0.41 x 80%.	0.33	0	0	0	13	0	0	0	13	40
180c	Brynheys, Clegg's Lane, Little Hulton	Little Hulton	0.72	Net area = 0.72 x 80%.	0.58	0	0	0	23	0	0	0	23	40
183a	Land adjacent to River Irwell, Irwell St	Blackfriars	2.27	Mixed-use site. Assume 50% goes for housing. Net area = 1.14 x 80%.	0.91	40	120	40	0	0	0	0	200	220
184	Former Windsor High School, Churchill Way, Precinct	Langworthy	3.87	Net area = 3.87 x 70%.	2.71	0	0	0	73	49	0	0	122	45
189	Former Kersal High School playing fields, Oaklands Road, Kersal	Kersal	4.06	Remove area within the SBI. Net area = 3.95 x 70%.	2.77	0	0	0	33	0	0	50	83	30
191	Land at Kersal Way, Lower Kersal	Kersal	4.61	Net area = 4.61 x 70%.	3.23	15	44	0	58	0	0	29	145	45
192a	Land west of Meadow Road, Lower Broughton	Blackfriars	3.08	Net area = 3.08 x 70%.	2.16	22	130	22	0	43	0	0	216	100
192c	Land east of Meadow Road, Lower Broughton	Blackfriars	1.02	Net area = 1.02 x 80%.	0.82	0	0	0	33	0	0	0	33	40

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
195a	Former Quays Campus, Trafford Road, Ordsall	Ordsall	1.38	Take yield from current planning application. Net area = 1.38 x 80%.	1.1	79	158	26	0	0	0	0	264	240
196a	Land south-west of Orchard Street, Pendleton	Pendleton	1.54	Net area = 1.54 x 80%.	1.23	0	48	0	0	32	0	0	80	65
196b	Land west of Orchard Street and south of Holland Street, Pendleton	Pendleton	3.18	Net area = 3.18 x 70%.	2.23	0	87	0	0	58	0	0	145	65
200	Manchester Childrens Hospital, manchester Road	Swinton South	4.99	Net area = 4.99 x 70%.	3.49	0	42	0	56	0	0	42	140	40
202a	Land at Hampson Street, Blackfriars	Blackfriars	4.82	Mixed-use site. Assume 40% goes for residential. Net area = 1.93 x 80%.	1.54	68	136	68	0	0	0	0	339	220
203a	Land north of Manchester Road and west of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	4.79	Net area = 4.79 x 70%.	3.35	0	0	0	80	27	0	27	134	40
204a	Land east of Brindleheath Road and north of Ford Lane (south of Redwood Street), Pendleton	Pendleton	2.35	Burial ground reduces developable area to about 2.29ha. Net area = 2.29 x 70%.	1.6	0	24	0	24	32	0	0	80	50
206	Land at Hulme Street, Blackfriars	Blackfriars	5.57	Mixed-use site. Allowing for the restoration of the canal and the construction of a multi-storey car park for the University will reduce the site area by about 50%. Net area = 2.78 x 70%.	1.95	17	99	17	0	33	0	0	166	85

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
209	Land at King William Street, Salford Quays, Ordsall	Ordsall	6.37	Mixed-use site. Assume 50% of any development is housing. Net area = 3.19 x 70%.	2.23	98	294	98	0	0	0	0	491	220
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South, Blackfriars	Blackfriars	7.12	Mixed-use site. Assume 50% goes for housing. Net area = 3.56 x 70%.	2.49	100	299	100	0	0	0	0	498	200
211	Former Clariant Works, Hayes Road, Cadishead	Cadishead	7.26	Remove parts of site in wildlife corridor and notifiable zone. Net area = 6.49 x 70%.	4.54	54	109	0	82	0	27	0	272	60
216	Land north of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	7.75	Net area = 7.75 x 70%.	5.43	0	0	0	49	0	0	114	163	30
217	Land south of Cottenham Lane (Cambridge Riverside), Lower Broughton	Blackfriars	7.83	Net area = 7.83 x 70%.	5.48	47	233	47	0	93	47	0	466	85
219	Land west of The Quays and south of Broadway, Pier 9, Salford Quays.	Ordsall	11.25	Mixed-use site. Assume 25% of site is put aside for additional housing on top of that approved in the outline permission. Net area = 2.81 x 70%.	1.97	98	296	98	0	0	0	0	492	250
220b	Lanstar, Liverpool Road, Cadishead	Cadishead	7.57	Remove part within the wildlife corridor. Net area = 7.17 x 70%.	5.02	60	120	0	90	0	30	0	301	60
221	Austin Truman's Steel, Moss Lane, Walkden	Walkden North	12.70	Net area = 12.70 x 70%.	8.89	0	0	0	80	0	0	187	267	30

Reference Number	Site Address	Ward	Total Site Area	Notes on site area	Net Site Area (ha)	apartments 1 bed	apartments 2 bed	apartments 3 bed	3 bed semi-detached	townhouses 3 bed	townhouses 4 bed	4 bed detached	Total Dwellings	Net Density
223	Burgess Farm, Hilton Lane	Walkden South	18.01	0.1ha is in the site of biological importance, and should be excluded. Net area = 17.91 x 70%.	12.53	0	100	50	100	50	50	150	501	40
224	Former Swinton Sewage Treatment Works	Swinton South	29.98	Need to retain a significant area of open space, at least 14 hectares. Net area = 15.98 x 70%.	11.19	0	90	0	224	0	0	134	448	40
229	Former Agecroft Power Station, Agecroft Road, Pendlebury	Pendlebury	2.18	Net area = 2.18 x 70%.	1.53	0	12	0	31	0	0	18	61	40
230a	Former Lowry High School and adjoining land, Great Clowes Street, Lower Broughton	Blackfriars	9.05	Net area = 9.05 x 70%.	6.34	0	63	0	158	95	0	0	317	50
232a	Former Ashton's Field Colliery, Clegg's Lane, Little Hulton	Walkden North	8.24	Net area = 8.24 x 70%.	5.77	0	0	0	162	0	0	40	202	35
236	Barton Business Park, Cawdor Street, Patricroft	Barton	1.07	Net area = 1.07 x 80%.	0.86	0	36	0	0	24	0	0	60	70
246	Former Tram Depot, Eccles New Road, Weaste	Weaste & Seedley	1.05	Net area = 1.05 x 80%.	0.84	25	88	13	0	0	0	0	126	150
Total Number of Dwellings														
							1154	4624	1157	2463	1478	356	1285	12582

APPENDIX F ASSESSMENT OF ACCESSIBILITY

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
007	Land north of Great Clowes Street and east of Wellington Street West, Higher Broughton	Broughton	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 400m	Medium
016a	Land at Clifton Road, Eccles	Eccles	More than 800m	Within 200m	Within 800m	More than 800m	Within 400m	Within 400m	High
018	Little Moss Lane	Swinton North	More than 800m	Within 800m	Within 800m	More than 800m	Within 800m	Within 400m	Medium
020	Land at The Green, Clifton	Pendlebury	More than 800m	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Quite low
023	Park Street	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 200m	Within 200m	Quite high
024	Builders Yard, Haysbrook Avenue, Little Hulton	Little Hulton	More than 800m	Within 200m	More than 800m	More than 800m	Within 800m	Within 200m	High
028	Land north of Dudley Street and west of Winterford Road, Higher Broughton	Broughton	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 800m	Medium
030	Site of former Kingsley Court, Aylesbury Close, Precinct	Langworthy	Within 800m	Within 800m	More than 800m	Within 800m	More than 800m	Within 200m	Medium
032	Land east of Winskill Road, off Fairhills Road, Irlam	Cadishead	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 400m	Quite high
035	Land bounded by Langley Road South, Whit Lane and Culverdon Walk, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
036	Land west of Ordsall Drive (Thorpe View and Stafford View), Ordsall	Ordsall	More than 800m	Within 800m	More than 800m	Within 400m	More than 800m	More than 800m	Quite high
038	Land at Whitehead Street	Walkden North	Within 400m	More than 800m	More than 800m	More than 800m	Within 800m	Within 200m	Quite high
040	Land west of Woodrow Way, Irlam	Cadishead	More than 800m	Within 200m	Within 800m	More than 800m	More than 800m	Within 200m	High
041a	Land off Mount Skip Lane and Harrison Street, Little Hulton	Walkden North	More than 800m	Within 200m	More than 800m	More than 800m	Within 800m	Within 200m	High

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
042	Taylorson Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	More than 800m	More than 800m	Within 800m	Within 200m	More than 800m	Within 400m	Quite high
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	Blackfriars	Within 800m	Within 800m	Within 200m	More than 800m	Within 200m	Within 200m	High
046	Land bounded by Liverpool Road and Cadishead Way, Irlam	Irlam	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
047	Land south of Fenney Street, Higher Broughton	Broughton	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 200m	Quite high
048	Masonic Hall and Bowling Green, Half Edge Lane	Eccles	Within 400m	Within 800m	Within 400m	Within 800m	Within 400m	Within 400m	High
049	Land north of Lockett Street and west of Suffolk Street, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 400m	Quite low
050	Land at Gillers Green, Walkden	Walkden South	Within 200m	More than 800m	Within 800m	More than 800m	Within 200m	Within 200m	Very high
052	Former Cleavley Nursery, Winton	Winton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Low
053	Land at Foster Street, Weaste	Weaste & Seedley	More than 800m	More than 800m	More than 800m	Within 200m	Within 200m	Within 200m	Quite high
054	Former project office, The Quays, Pier 8, Salford Quays	Ordsall	More than 800m	More than 800m	More than 800m	Within 400m	More than 800m	Within 800m	Medium
057	Mere Drive	Pendlebury	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 400m	Quite high
059a	Land north of Eccles New Road (opposite Astor Road), Weaste	Weaste & Seedley	More than 800m	Within 800m	More than 800m	Within 800m	Within 800m	Within 800m	Medium
060	Land north of Liverpool Road and east of Glaze Brook, Cadishead	Cadishead	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Quite low
061	Queensway	Pendlebury	Within 800m	Within 400m	Within 800m	More than 800m	More than 800m	Within 400m	Quite high
063	Land Bounded by Chapel Street, Dearmans Place and Clowes Street	Blackfriars	Within 400m	More than 800m	Within 400m	Within 800m	Within 200m	Within 200m	Very high
066a	Land west of Lower Broughton Road, Lower Broughton	Blackfriars	More than 800m	Within 200m	More than 800m	More than 800m	Within 400m	Within 200m	High

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070	Land west of Allotment Road, Cadishead	Cadishead	More than 800m	Within 800m	Within 800m	More than 800m	Within 800m	Within 400m	Medium
072	Chaseley Field Observatory, Claremont	Claremont	Within 800m	Within 800m	More than 800m	More than 800m	Within 400m	Within 400m	Quite high
073	Land north of St. James's Road, Higher Broughton	Broughton	More than 800m	Within 400m	More than 800m	More than 800m	Within 800m	Within 800m	Quite high
076a	Land east of Lower Broughton Road and south of Wheater's Street, Lower Broughton	Blackfriars	More than 800m	Within 200m	More than 800m	More than 800m	Within 400m	Within 200m	High
077	Sherwood Drive/Goodwood drive	Pendlebury	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 400m	Medium
078	Land east of Great Clowes Street and south of Upper Camp Street, Lower Broughton	Blackfriars	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 200m	Quite high
079a	Land bounded by Bury New Road, Northumberland Street and Rigby Street (Newbury Place), Higher Broughton	Broughton	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
080	Monton Road	Eccles	Within 800m	Within 400m	More than 800m	More than 800m	Within 200m	Within 200m	High
081	Land north of Brydon Close and west of Holcombe Close, Precinct	Langworthy	Within 200m	Within 800m	Within 800m	More than 800m	Within 200m	Within 200m	Very high
084	Land north of Thorpe Street, off Worsley Road North, Walkden	Walkden North	Within 400m	More than 800m	More than 800m	More than 800m	Within 800m	Within 200m	High
086	Stafford Road, Ellesmere Park	Eccles	Within 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 800m	Medium
088	Former Secondary School on Mosley Common Road, Boothstown	Worsley & Boothstown	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 200m	Quite high
090	Land off Mayfair Drive, Irlam	Irlam	More than 800m	Within 400m	More than 800m	More than 800m	More than 800m	Within 400m	Quite high
091	Land bounded by Everard Street, Ordsall Lane and Woden Street.	Ordsall	More than 800m	Within 400m	More than 800m	Within 400m	More than 800m	Within 800m	High

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
093	Land at junction of Ladywell Avenue and Broughton Avenue, Little Hulton	Walkden North	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 400m	Medium
094	Rutland Road, Ellesmere Park	Eccles	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 800m	Medium
095a	Land at Melbourne Street, Lower Broughton	Blackfriars	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 200m	Medium
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	Blackfriars	Within 400m	Within 800m	Within 200m	More than 800m	Within 400m	Within 200m	Very high
102	Weaste Cricket Club Ground, Weaste	Weaste & Seedley	More than 800m	More than 800m	More than 800m	Within 800m	Within 400m	Within 400m	Medium
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane, Ordsall	Ordsall	More than 800m	Within 200m	More than 800m	Within 800m	More than 800m	Within 800m	Quite high
107a	Land Bounded by Railway/Blackfriars/Chapel street/ Salford Approach	Blackfriars	Within 400m	More than 800m	Within 800m	Within 400m	Within 200m	Within 200m	Very high
108	Land Bounded by Aldephi Street /Cleminson Street/Peru Street	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 400m	Within 400m	Quite high
109	Land bounded by River Irwell /Blackfriars Road and Flax street	Blackfriars	More than 800m	Within 200m	More than 800m	More than 800m	Within 200m	Within 200m	Very high
110	Land east of Duchy Road and north of Duchy Road Caravan Site, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 400m	Medium
112	How Clough Farm, Old Clough Lane/How Clough Drive, Walkden	Walkden South	More than 800m	More than 800m	Within 800m	More than 800m	Within 800m	Within 400m	Quite low
113a	Mossfield Road	Swinton North	More than 800m	Within 800m	Within 800m	More than 800m	Within 800m	Within 800m	Medium
114	Shap Drive	Walkden South	More than 800m	More than 800m	Within 800m	More than 800m	Within 800m	Within 800m	Quite low
115a	Land at Condor Place, off Whit Lane, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 400m	Quite low
117a	Wilburn St Basin, Wilburn St/Ordsall lane	Ordsall	More than 800m	Within 200m	Within 800m	More than 800m	Within 800m	Within 800m	Quite high

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119	Former cinema, Clippers Quay, Salford Quays	Ordsall	More than 800m	More than 800m	Within 800m	Within 400m	More than 800m	Within 200m	Medium. But potential neighbourhood centre on Quays Campus site.
121	Former Pope John II RC High School, Britannia Street, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Quite low
123b	Car Park on Manchester Road/Hospital Road	Pendlebury	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Within 200m	Quite high
124	Little Moss Lane	Swinton North	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 400m	Medium
125	Site bounded by Norfolk Street, Worsley Road North and Southern Street, Walkden	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
128	Land bounded by Springfield lane/Trinity Way and River Irwell	Blackfriars	Within 800m	Within 800m	Within 800m	Within 800m	Within 400m	Within 400m	High
129	Recreation Ground, Rothwell Lane, Little Hulton	Little Hulton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Quite low
131	Land north of Regatta Street, off Langley Road, Pendleton	Pendlebury	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
133	Former Pioneer Western site, off Suffolk Street, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 400m	Quite low
134	The Old Boat Yard, Off Worsley Drive	Worsley & Boothstown	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 400m	Quite low
135	Former Pendlebury Miners Welfare Institute, Off Swinton Hall Road	Pendlebury	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 400m	Medium
140	Land bounded by Cadishead Way, River Irwell (Old Course) and the Manchester Ship Canal, Irlam	Irlam	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
141	Former Kersal High School, Mesnefield Road, Kersal	Kersal	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
142	Land east of Duchy Road, Brindleheath	Pendleton	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 800m	Medium

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144	Land bounded by Gerald Road, Seaford Road and Holford Street, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 400m	Medium
145	Arnold Laver Timber World, Liverpool Road, Cadishead	Cadishead	More than 800m	Within 800m	More than 800m	More than 800m	Within 200m	Within 200m	Quite high
148	Land north of Ordsall Park, Hulton Street, Ordsall	Ordsall	More than 800m	Within 800m	More than 800m	Within 800m	More than 800m	More than 800m	Medium
149	Land west of Newhaven Business Park, off Barton Road, Barton	Barton	Within 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Medium
150a	Land adjacent to All Soul's Primary School, Weaste	Weaste & Seedley	More than 800m	More than 800m	More than 800m	Within 400m	Within 800m	Within 200m	Medium
151	Land west of Adelphi Street, Blackfriars	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 400m	Within 400m	Quite high
153	Land south of Castle Irwell Student Village, Cromwell Road, Charlestown	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Within 200m	Quite high
154a	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	Blackfriars	Within 800m	Within 800m	Within 800m	More than 800m	Within 400m	Within 400m	High
157	Mancentral trading Estate, East Ordsall Lane	Blackfriars	Within 800m	Within 400m	Within 800m	More than 800m	Within 400m	Within 400m	High
158a	Land east of Whit Lane and Britannia Street, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Quite low
160a	Land west of Greencourt Drive, Little Hulton	Little Hulton	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 200m	Medium
161b	Land east of Phoebe Street and north of Ordsall District Centre, Ordsall	Ordsall	More than 800m	Within 800m	More than 800m	Within 800m	More than 800m	More than 800m	Medium
162	Cranleigh Drive	Walkden South	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Quite low
163	66 Pendlebury Road, Swinton	Pendlebury	Within 200m	More than 800m	Within 800m	More than 800m	Within 800m	Within 400m	Quite high
164	Land to south of Weaver Avenue and Avon Close, Little Hulton	Little Hulton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Low
165a	Land east of Bury New Road and north of Northumberland Street	Broughton	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
166	Wardley Industrial Estate, Priestley Road/East Lancs. Road	Swinton North	More than 800m	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Quite low
167	Northumberland Street Playing Fields, Higher Broughton	Broughton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
169a	Land south of Regatta Street and east of Langley Road and Whit Lane, Pendleton	Pendleton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
170c	Land east of Wheater's Terrace, Lower Broughton	Blackfriars	More than 800m	Within 400m	More than 800m	More than 800m	Within 400m	Within 200m	High
171	Land south of Hayes Road (former Elf storage depot), Cadishead	Cadishead	More than 800m	Within 800m	More than 800m	More than 800m	Within 400m	Within 400m	Quite high
173	Former Restawhile site, Oakhill Trading Estate, Worsley Road North, Walkden	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
175	Land east of Duncan Mathieson Playing Fields, Odessa Avenue, Claremont	Claremont	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Low
176a	Land east of Sharp Street and south of Moss Lane, Walkden	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 800m	Quite low
179	Harrop Fold/Little Hulton Community High School and Salford City Council One Stop Shop, Longshaw Drive, Little Hulton	Little Hulton	More than 800m	Within 200m	More than 800m	More than 800m	Within 800m	Within 400m	Quite high
180a	Land off Amblecote Drive, Little Hulton	Little Hulton	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
180b	Land at Colesbourne Close, Little Hulton	Little Hulton	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Quite low
180c	Brynheys, Clegg's Lane, Little Hulton	Little Hulton	More than 800m	Within 800m	More than 800m	More than 800m	More than 800m	Within 200m	Medium
183a	Land adjacent to River Irwell, Irwell St	Blackfriars	Within 800m	Within 800m	Within 400m	Within 800m	Within 400m	Within 400m	High
184	Former Windsor High School, Churchill Way, Precinct	Langworthy	Within 800m	More than 800m	Within 800m	More than 800m	Within 400m	Within 400m	Quite high
189	Former Kersal High School playing fields, Oaklands Road, Kersal	Kersal	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Quite low

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
191	Land at Kersal Way, Lower Kersal	Kersal	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
192a	Land west of Meadow Road, Lower Broughton	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 800m	Within 800m	Medium
192c	Land east of Meadow Road, Lower Broughton	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 800m	Within 400m	Medium
195a	Former Quays Campus, Trafford Road, Ordsall	Ordsall	More than 800m	More than 800m	Within 800m	Within 200m	More than 800m	Within 800m	Quite high
196a	Land south-west of Orchard Street, Pendleton	Pendleton	Within 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 200m	Quite high
196b	Land west of Orchard Street and south of Holland Street, Pendleton	Pendleton	Within 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 200m	Medium
200	Manchester Childrens Hospital, manchester Road	Swinton South	More than 800m	Within 800m	More than 800m	More than 800m	Within 200m	Within 200m	Quite high
202a	Land at Hampson Street, Blackfriars	Blackfriars	More than 800m	Within 200m	Within 800m	More than 800m	Within 400m	Within 400m	High
203a	Land north of Manchester Road and west of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Within 200m	Medium
204a	Land east of Brindleheath Road and north of Ford Lane (south of Redwood Street), Pendleton	Pendleton	Within 400m	More than 800m	More than 800m	More than 800m	Within 200m	Within 200m	High
206	Land at Hulme Street, Blackfriars	Blackfriars	More than 800m	Within 800m	Within 800m	More than 800m	Within 200m	Within 200m	Quite high
209	Land at King William Street, Salford Quays, Ordsall	Ordsall	More than 800m	More than 800m	More than 800m	Within 200m	More than 800m	More than 800m	Quite high
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South, Blackfriars	Blackfriars	Within 800m	More than 800m	Within 800m	Within 800m	Within 200m	Within 200m	High
211	Former Clariant Works, Hayes Road, Cadishead	Cadishead	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 400m	Medium

Ref. No.	Site Address	Ward	Proximity to Town Centre	Proximity to Neighbourhood Centre	Proximity to Train Station	Proximity to Metrolink Stop	Proximity to Bus Stop (144+)	Proximity to Bus Stop (72-143)	Accessibility Summary
216	Land north of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	Within 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Quite low
217	Land south of Cottenham Lane (Cambridge Riverside), Lower Broughton	Blackfriars	More than 800m	Within 400m	More than 800m	More than 800m	Within 400m	Within 400m	High
219	Land west of The Quays and south of Broadway, Pier 9, Salford Quays.	Ordsall	More than 800m	More than 800m	More than 800m	Within 400m	More than 800m	More than 800m	Medium
220b	Lanstar, Liverpool Road, Cadishead	Cadishead	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Within 400m	Medium
221	Austin Truman's Steel, Moss Lane, Walkden	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Quite low
223	Burgess Farm, Hilton Lane	Walkden South	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
224	Former Swinton Sewage Treatment Works	Swinton South	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
229	Former Agecroft Power Station, Agecroft Road, Pendlebury	Pendlebury	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 800m	Low
230a	Former Lowry High School and adjoining land, Great Clowes Street, Lower Broughton	Blackfriars	More than 800m	Within 800m	More than 800m	More than 800m	Within 800m	Within 200m	Medium
232a	Former Ashton's Field Colliery, Clegg's Lane, Little Hulton	Walkden North	More than 800m	More than 800m	More than 800m	More than 800m	More than 800m	Within 400m	Quite low
236	Barton Business Park, Cawdor Street, Patricroft	Barton	More than 800m	Within 400m	Within 800m	More than 800m	Within 400m	Within 200m	High
246	Former Tram Depot, Eccles New Road, Weaste	Weaste & Seedley	More than 800m	More than 800m	More than 800m	Within 200m	Within 400m	Within 400m	Quite high

**APPENDIX G SITES ONLY TO BE BROUGHT FORWARD IF
REQUIRED**

Ref. No.	Site Address	Ward	Overall Assessment
018	Little Moss Lane	Swinton North	Greenfield. Wildlife corridor. OK access, but relatively peripheral. No reason to come forward early.
040	Land west of Woodrow Way, Irlam	Cadishead	Greenfield. Located within a commercial area. Likely amenity issues if developed for housing. Keep allocated for employment.
050	Land at Gillers Green, Walkden	Walkden South	Greenfield. Open space provided as part of adjoining housing development. Scope for improvement, but important amenity in densely developed area.
060	Land north of Liverpool Road and east of Glaze Brook, Cadishead	Cadishead	Greenfield. Relatively low level of accessibility, and effectively beyond the edge of the urban area. Part appears to be a private garden so feasibility issue. About half is within the indicative flood zone.
070	Land west of Allotment Road, Cadishead	Cadishead	Greenfield. Informal recreation space.
073	Land north of St. James's Road, Higher Broughton	Broughton	Now set out as a playing field.
077	Sherwood Drive/Goodwood drive	Pendlebury	Greenfield. Topographical constraints on part of the site.
090	Land off Mayfair Drive, Irlam	Irlam	Greenfield. Limited open space in the area. Part of the site identified for a Local Equipped Area of Play.
093	Land at junction of Ladywell Avenue and Broughton Avenue, Little Hulton	Walkden North	Greenfield. Relatively limited amount of open space in the immediate area. Part of the site identified for a Local Equipped Area of Play.
094	Rutland Road, Ellesmere Park	Eccles	Greenfield.
112	How Clough Farm, Old Clough Lane/How Clough Drive, Walkden	Walkden South	Greenfield. Small part is a Site of Biological Importance.
113a	Mossfield Road	Swinton North	Greenfield. Relatively poor accessibility, and on the edge of the urban area.
114	Shap Drive	Walkden South	Greenfield. Part of the site identified for a Local Equipped Area of Play.
124	Little Moss Lane	Swinton North	Greenfield. Relatively poor accessibility, and on the edge of the urban area. Part of a wildlife corridor.
129	Recreation Ground, Rothwell Lane, Little Hulton	Little Hulton	Greenfield. Playing fields. Part of the site identified for a Local Equipped Area of Play. Edge of the urban area. Part of a wildlife corridor.
135	Former Pendlebury Miners Welfare Institute, Off Swinton Hall Road	Pendlebury	Mostly greenfield. Problematic access arrangements make it very difficult to develop.

Ref. No.	Site Address	Ward	Overall Assessment
140	Land bounded by Cadishead Way, River Irwell (Old Course) and the Manchester Ship Canal, Irlam	Irlam	Nature conservation issues and within a wildlife corridor. Separated from other residential development by the A57, but opposite the Boysnope Wharf employment area. More suitable for employment uses.
160a	Land west of Greencourt Drive, Little Hulton	Little Hulton	Greenfield. Effectively a valley, so landscape issues and very high development costs.
161b	Land east of Phoebe Street and north of Ordsall District Centre, Ordsall	Ordsall	Greenfield. Local amenity space. Only to be considered as part of a much more comprehensive redevelopment.
162	Cranlegh Drive	Walkden South	Greenfield. Wildlife corridor. Brook affects developability. Attractive backdrop to the East Lancashire Road.
163	66 Pendlebury Road, Swinton	Pendlebury	Occupied. Part of an existing employment area that has generally good occupancy levels. Amenity issues if developed in isolation because of neighbouring uses. Should only be considered if a comprehensive employment strategy suggests that the whole estate should be redeveloped.
164	Land to south of Weaver Avenue and Avon Close, Little Hulton	Little Hulton	Greenfield. Edge of the urban area. Wildlife corridor.
166	Wardley Industrial Estate, Priestley Road/East Lancs. Road	Swinton North	Part of an existing employment area that has generally good occupancy levels. Amenity issues if developed in isolation because of neighbouring uses. Retain in employment use. Mostly within a notifiable installation zone.
175	Land east of Duncan Mathieson Playing Fields, Odessa Avenue, Claremont	Claremont	Greenfield. Identified for improvement for recreation use.
223	Burgess Farm, Hilton Lane	Walkden South	Greenfield. Outside the urban area. Possible access issues.

APPENDIX H EXTRACT FROM SUPPLEMENTARY PLANNING GUIDANCE ON THE PROVISION OF OPEN SPACE AND RECREATION SPACE ASSOCIATED WITH NEW RESIDENTIAL DEVELOPMENT (APPENDIX C: SCHEDULE OF FINANCIAL CONTRIBUTION REQUIREMENT)

No. Bedspaces	Open Space Requirement (ha)	Equipped Play Requirement	Capital Cost £	10 year Maintenance Cost £/annum	10 year Maintenance Cost for Existing Sites	Informal Open Space Requirement	Capital Cost £	10 year Maintenance Cost £
50	0.03	100m ²	21,268	2,586	1,986	200m ²	3,500	1,000
100	0.06	200m ²	36,967	2,945	2,345	400m ²	7,000	2,000
150	0.09	300m ²	45,468	2,945	2,345	600m ²	10,500	3,000
200	0.12	400m ²	66,999	4,025	3,425	800m ²	14,000	4,000
400	0.24	800m ²	104,869	4,025	3,425	1600m ²	28,000	8,000
600	0.36	900m ²	142,740	5,104	4,504	2400m ²	31,500	12,000
800	0.48	900m ²	142,740	5,104	4,504	3200m ²	31,500	16,000
1000	0.60	900m ²	142,740	5,104	4,504	4000m ²	31,500	20,000

APPENDIX I ASSESSMENT OF TIMESCALE FOR SITES COMING FORWARD FOR DEVELOPMENT

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
007	Land north of Great Clowes Street and east of Wellington Street West, Higher Broughton	Broughton	Reasonably accessible. Investment would have regeneration benefits within this deprived ward, and appears to be economically viable. Brownfield.	0-5 years
016a	Land at Clifton Road, Eccles	Eccles	Brownfield. Excellent accessibility. Mostly occupied, so may take a few years to come forward.	5-10 years
020	Land at The Green, Clifton	Pendlebury	Brownfield. Investment would have regeneration benefits within this deprived ward. Not viable at present, but may be possible to secure grant funding.	5-10 years
023	Park Street	Blackfriars	Good accessibility. Located within a regeneration area, and this site's development is a key part of that regeneration. High level of developer interest in the area.	0-5 years
024	Builders Yard, Haysbrook Avenue, Little Hulton	Little Hulton	Good site. On the margins of viability. Unlikely to come forward on the basis it is occupied.	Unlikely
028	Land north of Dudley Street and west of Winterford Road, Higher Broughton	Broughton	Weak housing market means the viability is questionable, but a housing association is committed to developing the site.	5-10 years
030	Site of former Kingsley Court, Aylesbury Close, Precinct	Langworthy	Serious viability issues because of the location, with no real frontage, and the weak housing market.	Unlikely
032	Land east of Winskill Road, off Fairhills Road, Irlam	Cadishead	Greenfield, but may come forward in the longer term if there is any shortage of brownfield sites. On the margins of viability, but good housing market and attractive area means this is likely to improve.	10+ years
035	Land bounded by Langley Road South, Whit Lane and Culverdon Walk, Pendleton	Pendleton	Greenfield, but appropriate to come forward as a part of a comprehensive scheme for this priority regeneration area. Weak housing demand affects viability at present, although grant funding may be available.	10+ years
036	Land west of Ordsall Drive (Thorpe View and Stafford View), Ordsall	Ordsall	Popular location. Known developer interest in the site.	0-5 years
038	Land at Whitehead Street	Walkden North	Popular location and relatively strong local housing market. Accessible site.	0-5 years
041a	Land off Mount Skip Lane and Harrison Street, Little Hulton	Walkden North	Good accessibility. Appears to be just about viable, but it is currently occupied and so would appear unlikely to come forward at present.	Unlikely

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
042	Taylorson Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	Currently occupied, but known development interest in the site both from the landowner and developers.	0-5 years
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	Blackfriars	Ownership and value of existing car park use might be a constraint, though it only has temporary planning permission. Very good site in terms of location and accessibility.	0-5 years
046	Land bounded by Liverpool Road and Cadishead Way, Irlam	Irlam	Site appears to be viable, but the constraints of the site, and its immediate surroundings suggest it may not come forward.	Unlikely
047	Land south of Fenney Street, Higher Broughton	Broughton	Currently occupied, but redevelopment likely to be important for local regeneration. Not currently viable, but within the Housing Market Renewal area so funding likely to be available.	5-10 years
048	Masonic Hall and Bowling Green, Half Edge Lane	Eccles	Attractive site for housing development. Brownfield. Occupied, but known development interest.	0-5 years
049	Land north of Lockett Street and west of Suffolk Street, Pendleton	Pendleton	Seen as a key development site in the regeneration of the area. Not currently viable, but funding likely to be available. Reasonable level of accessibility.	0-5 years
052	Former Cleavley Nursery, Winton	Winton	Brownfield. Very difficult to access, and so unlikely to come forward unless significant rise in local house prices.	Unlikely
053	Land at Foster Street, Weaste	Weaste & Seedley	Good accessibility, economically viable and known developer interest.	0-5 years
054	Former project office, The Quays, Pier 8, Salford Quays	Ordsall	Underused site in a very popular area with a strong housing market.	0-5 years
057	Mere Drive	Pendlebury	Brownfield. Investment would have regeneration benefits within this deprived ward. Not viable at present, but may be possible to secure grant funding.	5-10 years
059a	Land north of Eccles New Road (opposite Astor Road), Weaste	Weaste & Seedley	Character of surroundings would need to change for it to come forward.	Unlikely
061	Queensway	Pendlebury	Not currently viable, but rising house prices make this likely to change in the near future.	0-5 years
063	Land Bounded by Chapel Street, Dearmans Place and Clowes Street	Blackfriars	Partly occupied, but very strong market for residential development. Excellent location.	0-5 years
066a	Land west of Lower Broughton Road, Lower Broughton	Blackfriars	Poor housing market means the site is not currently viable. Need to build confidence in the area. Within the Housing Market Renewal area, so financial support for its development will be available.	5-10 years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
072	Chaseley Field Observatory, Claremont	Claremont	Good access and strong housing market, but greenfield site. Could come forward if shortage of previously-developed land.	10+ years
076a	Land east of Lower Broughton Road and south of Wheater's Street, Lower Broughton	Blackfriars	Poor housing market means the site is not currently viable. Need to build confidence in the area. Within the Housing Market Renewal area, so financial support for its development will be available.	5-10 years
078	Land east of Great Clowes Street and south of Upper Camp Street, Lower Broughton	Blackfriars	Partly occupied, but important site within the context of local regeneration. Not currently viable, but within the Housing Market Renewal area.	0-5 years
079a	Land bounded by Bury New Road, Northumberland Street and Rigby Street (Newbury Place), Higher Broughton	Broughton	Planned QBC should improve accessibility. Some land assembly issues. Economically viable.	5-10 years
080	Monton Road	Eccles	Strong development pressures in the area make it likely to come forward in the next few years. Good accessibility and viability.	0-5 years
081	Land north of Brydon Close and west of Holcombe Close, Precinct	Langworthy	Cleared site. Competing demands mean that it is unlikely to come forward for housing, and is better suited to town centre uses.	Unlikely
084	Land north of Thorpe Street, off Worsley Road North, Walkden	Walkden North	Partly occupied. Known development interest in the unoccupied part. Appears to be viable, and strong housing market means that it is likely to come forward relatively soon.	0-5 years
086	Stafford Road, Ellesmere Park	Eccles	Strong housing market. Landowner known to be marketing the site.	0-5 years
088	Former Secondary School on Mosley Common Road, Boothstown	Worsley & Boothstown	Occupied, but good location for residential development in a strong market.	5-10 years
091	Land bounded by Everard Street, Ordsall Lane and Woden Street.	Ordsall	High level of developer interest in the area. Good viability.	0-5 years
095a	Land at Melbourne Street, Lower Broughton	Blackfriars	Backland site. Not a strong housing market. A long way from being viable. Probably needs a more comprehensive scheme to come forward.	Unlikely
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	Blackfriars	Ownership and value of existing car park use might be a constraint, but very good site in terms of location and accessibility.	0-5 years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
102	Weaste Cricket Club Ground, Weaste	Weaste & Seedley	Greenfield, and only medium level of accessibility. However, its redevelopment could be important to local regeneration.	5-10 years
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane, Ordsall	Ordsall	Occupied, but high level of developer interest in the area and a strong housing market.	5-10 years
107a	Land Bounded by Railway/Blackfriars/ Chapel Street/ Salford Approach	Blackfriars	Developability issues in terms of building on a viaduct structure. Very strong housing market, but high income from existing car park use could delay redevelopment.	10+ years
108	Land Bounded by Aldephi Street/ Cleminson Street/ Peru Street	Blackfriars	Competing interests, but the strong local market and vacant nature of the site mean that development should come forward relatively soon.	0-5 years
109	Land bounded by River Irwell/ Blackfriars Road and Flax street	Blackfriars	Vacant site in a relatively strong housing market. Reasonable economic viability means it should come forward quite soon.	0-5 years
110	Land east of Duchy Road and north of Duchy Road Caravan Site, Pendleton	Pendleton	Power lines could put off developers. Housing market issues, current use and accessibility of site mean that it may not come forward at all.	Unlikely
115a	Land at Condor Place, off Whit Lane, Pendleton	Pendleton	Not currently viable, but within a funded regeneration area. Major redevelopment of the area is expected, including this site.	5-10 years
117a	Wilburn St Basin, Wilburn St/Ordsall lane	Ordsall	Strong housing market, and accessible location on the edge of the Regional Centre mean it should come forward for development soon.	0-5 years
119	Former cinema, Clippers Quay, Salford Quays	Ordsall	Strong housing market and local facilities should improve soon on Trafford Road, increasing the attractiveness of the site.	0-5 years
121	Former Pope John II RC High School, Britannia Street, Pendleton	Pendleton	Seen as a key development site in the regeneration of the area. Not currently viable, but funding likely to be available. Reasonable level of accessibility.	5-10 years
123b	Car Park on Manchester Road/Hospital Road	Pendlebury	Viable site likely to be attractive to the market, but it is only likely to come forward once the children's hospital has been vacated (2007).	10+ years
125	Site bounded by Norfolk Street, Worsley Road North and Southern Street, Walkden	Walkden North	Planning application for housing on the site opposite, but other surrounding sites are industrial in nature. May be being used by an adjoining firm so there are issues regarding its current availability. Could come forward in longer term.	10+ years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
128	Land bounded by Springfield Lane/ Trinity Way and River Irwell	Blackfriars	Attractive riverside site on the edge of the city centre, with known developer interest.	0-5 years
131	Land north of Regatta Street, off Langley Road, Pendleton	Pendlebury	Serious viability issues at present, and within both a blast zone and flood risk area. However, longer term potential for housing as part of redevelopment of sites to south.	10+ years
133	Former Pioneer Western site, off Suffolk Street, Pendleton	Pendleton	Seen as a key development site in the regeneration of the area. Not currently viable, but funding likely to be available. Reasonable level of accessibility.	5-10 years
134	The Old Boat Yard, Off Worsley Drive	Worsley & Boothstown	Currently occupied, which could delay development, despite existing housing allocation, high viability and a very strong local market.	5-10 years
141	Former Kersal High School, Mesnefield Road, Kersal	Kersal	Site is considered to be a key element of the regeneration of the local area, and appears to be viable without financial aid. However, it is likely to be used temporarily as a Jewish school.	5-10 years
142	Land east of Duchy Road, Brindleheath	Pendleton	Suitable site for housing, but difficult to see it being developed in the foreseeable future.	Unlikely
144	Land bounded by Gerald Road, Seaford Road and Holford Street, Pendleton	Pendleton	Important for site for regeneration of the local area. Known developer interest despite questionable viability.	0-5 years
145	Arnold Laver Timber World, Liverpool Road, Cadishead	Cadishead	Occupied, and possible contamination. Low compatibility with surroundings, so would need to be part of a comprehensive scheme, which is likely in the longer term.	10+ years
148	Land north of Ordsall Park, Hulton Street, Ordsall	Ordsall	Key development site within the local area. Likely to come forward as part of a more comprehensive scheme for the wider area, supported by HMR funding, and so may be several years before it is developed.	5-10 years
149	Land west of Newhaven Business Park, off Barton Road, Barton	Barton	Currently occupied, and partly within a blast zone. Some access issues. Amenity issues relating to adjoining employment uses are not insurmountable. Relatively strong housing market in immediate area.	5-10 years
150a	Land adjacent to All Soul's Primary School, Weaste	Weaste & Seedley	Currently a little isolated, and not the best surroundings for housing. However, increasing developer interest in sites near Metrolink means it should come forward in the longer term.	10+ years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
151	Land west of Adelphi Street, Blackfriars	Blackfriars	Some land assembly issues, but strong local housing market and excellent location overlooking the river and open space make it likely to come forward early.	0-5 years
153	Land south of Castle Irwell Student Village, Cromwell Road, Charlestown	Pendleton	Development is dependent on the University, which could delay it, together with the need for local flood defence works. However, it is a vacant site in a prominent position, and so should come forward.	10+ years
154a	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	Blackfriars	Development of the site is partly tied to canal restoration. Part of a much larger site, which means that, despite good viability and an excellent location, it may not be developed in the short term.	5-10 years
157	Mancentral trading Estate, East Ordsall Lane	Blackfriars	Occupied. Part of a much larger site, which means that, despite good viability and an excellent location, it may not be developed in the short term.	5-10 years
158a	Land east of Whit Lane and Britannia Street, Pendleton	Pendleton	Seen as a key development site in the regeneration of the area. Not currently viable, but funding likely to be available.	5-10 years
165a	Land east of Bury New Road and north of Northumberland Street	Broughton	Quality Bus Corridor should improve accessibility. Prominent position within a regeneration area. Likely to be available imminently. Viable.	0-5 years
167	Northumberland Street Playing Fields, Higher Broughton	Broughton	Seen as a key component of local regeneration. Viable and available. Playing fields to be replaced on cleared site 100m to the south.	0-5 years
169a	Land south of Regatta Street and east of Langley Road and Whit Lane, Pendleton	Pendleton	Currently occupied. However, comprehensive redevelopment of land to the south could prompt redevelopment of this site, supporting regeneration of the area.	10+ years
170c	Land east of Wheater's Terrace, Lower Broughton	Blackfriars	Poor housing market means the site is not currently viable. Need to build confidence in the area. Within the Housing Market Renewal area, so financial support for its development will be available.	5-10 years
171	Land south of Hayes Road (former Elf storage depot), Cadishead	Cadishead	Occupied, and possible contamination. Low compatibility with surroundings, so would need to be part of a comprehensive scheme, which is likely in the longer term.	10+ years
173	Former Restawhile site, Oakhill Trading Estate, Worsley Road North, Walkden	Walkden North	Known developer interest in the site, despite proximity of employment uses.	0-5 years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
176a	Land east of Sharp Street and south of Moss Lane, Walkden	Walkden North	Currently occupied. However, adjoining land is identified for housing development, and so it may come forward in the longer term.	10+ years
179	Harrop Fold/Little Hulton Community High School and Salford City Council One Stop Shop, Longshaw Drive, Little Hulton	Little Hulton	Competing demands for the community use of the site mean that it is unlikely to come forward for residential development.	Unlikely
180a	Land off Amblecote Drive, Little Hulton	Little Hulton	Weak housing market at present, which makes it unviable, but strategic importance to regeneration of the local area makes it likely that it will be brought forward in the medium term.	5-10 years
180b	Land at Colesbourne Close, Little Hulton	Little Hulton	Weak housing market at present, which makes it unviable, but development of nearby site 180a could enable it to be brought forward.	5-10 years
180c	Brynheys, Clegg's Lane, Little Hulton	Little Hulton	Now appears likely to be sold for non-residential use.	Unlikely
183a	Land adjacent to River Irwell, Irwell St	Blackfriars	Site is in use as a car park and film studio, but very prominent and accessible location means it is likely to come forward for development.	5-10 years
184	Former Windsor High School, Churchill Way, Precinct	Langworthy	Important site within the local area. Not currently viable, but within the Housing Market Renewal area so funding for redevelopment would be available.	5-10 years
189	Former Kersal High School playing fields, Oaklands Road, Kersal	Kersal	Greenfield, but site is considered (with site 141) to be a key element of the regeneration of the local area, and appears to be viable without financial aid. However, it is likely to be used temporarily as a Jewish school.	5-10 years
191	Land at Kersal Way, Lower Kersal	Kersal	Vacant site, but unlikely to be developed until regeneration of the wider area begins to succeed, and flood defence works are completed.	10+ years
192a	Land west of Meadow Road, Lower Broughton	Blackfriars	Very attractive site for residential development, although adjoining housing market is frail and its redevelopment is dependent on the proposed vacation of it by University.	10+ years
192c	Land east of Meadow Road, Lower Broughton	Blackfriars	Part of a regeneration area, and is likely to be developed at the same time as site 192a.	10+ years
195a	Former Quays Campus, Trafford Road, Ordsall	Ordsall	Known developer interest in the site, which benefits from location on the edge of Salford Quays.	0-5 years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
196a	Land south-west of Orchard Street, Pendleton	Pendleton	Currently in use. Canal restoration proposed for next five-ten years will transform the nature of the site, making residential development both viable and likely.	10+ years
196b	Land west of Orchard Street and south of Holland Street, Pendleton	Pendleton	Currently in use. Canal restoration proposed for next five-ten years will transform the nature of the site, making residential development both viable and likely.	10+ years
200	Manchester Childrens Hospital, manchester Road	Swinton South	Hospital due to close in 2007, but may take several more years to be vacated. Very popular residential area makes redevelopment for housing likely.	10+ years
202a	Land at Hampson Street, Blackfriars	Blackfriars	Known developer interest, and buoyant housing market.	0-5 years
203a	Land north of Manchester Road and west of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	Currently occupied. However, adjoining land is identified for housing development, and so it may come forward in the longer term.	10+ years
204a	Land east of Brindleheath Road and north of Ford Lane (south of Redwood Street), Pendleton	Pendleton	Currently occupied, but employment area likely to be consolidated. Redevelopment for housing would support regeneration of the local area, which has substantial Government funding, helping to tackle economic viability issues.	5-10 years
206	Land at Hulme Street, Blackfriars	Blackfriars	Canal restoration proposed for next five years will transform the site, which is already in an area with a strong housing market. Car parks and some businesses may need to be relocated.	5-10 years
209	Land at King William Street, Salford Quays, Ordsall	Ordsall	Occupied with good occupancy rates. Very strong local market means that there may be pressure to redevelop. Unlikely in medium term, but possible in longer term.	10+ years
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South, Blackfriars	Blackfriars	Known developer interest, and very strong market. Within the city centre of Manchester/Salford. Large areas of vacant/underused land. Ideal for mixed-use development.	5-10 years
211	Former Clariant Works, Hayes Road, Cadishead	Cadishead	Vacant site. Contamination issues, but likely to come forward. Construction of Cadishead Way Phase 2 should improve viability.	5-10 years
216	Land north of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	Reasonable level of occupancy, but local amenity issues. Redevelopment of site to south-east (ref. no. 221) will place pressure on this site to come forward as non-conforming uses.	10+ years

Ref. No.	Site Address	Ward	Overall Assessment	Time Period
217	Land south of Cottenham Lane (Cambridge Riverside), Lower Broughton	Blackfriars	Some land assembly issues, so may take a significant amount of time for the whole site to come forward. Early development of part of site to support area regeneration.	10+ years
219	Land west of The Quays and south of Broadway, Pier 9, Salford Quays.	Ordsall	Outline planning permission for office-led mixed-use development, including some residential development, but potential for the level of housing to be increased whilst retaining same level of office development.	5-10 years
220b	Lanstar, Liverpool Road, Cadishead	Cadishead	Likely to be significant contamination issues, but should come forward once bypass has been completed.	10+ years
221	Austin Truman's Steel, Moss Lane, Walkden	Walkden North	Some occupation. Main landowner keen to redevelop, but may need some site assembly. Appears to be economically viable.	5-10 years
224	Former Swinton Sewage Treatment Works	Swinton South	Major contamination issues, but still appears to be economically viable. Strong housing market. Would include provision of new park.	5-10 years
229	Former Agecroft Power Station, Agecroft Road, Pendlebury	Pendlebury	Major housing development nearby, but currently in occupation for employment uses with no indication of likely vacation.	Unlikely
230a	Former Lowry High School and adjoining land, Great Clowes Street, Lower Broughton	Blackfriars	Very important site within the regeneration of the local area. Not currently viable, but within the Housing Market Renewal area so major funding should be available.	5-10 years
232a	Former Ashton's Field Colliery, Clegg's Lane, Little Hulton	Walkden North	Potential for housing if contamination can be ameliorated. However, it has grant funding for employment development, which is required to tackle local unemployment.	Unlikely
236	Barton Business Park, Cawdor Street, Patricroft	Barton	Some occupation but relatively high vacancy rate. Position next to the canal makes it likely to come forward in the longer term.	10+ years
246	Former Tram Depot, Eccles New Road, Weaste	Weaste & Seedley	Known developer interest. Excellent location next to Metrolink, where there is strong market for new housing.	0-5 years

APPENDIX J POTENTIAL OF SITES BY TIME PERIOD FOR DEVELOPMENT (LIKELY TO COME FORWARD IN THE NEXT 0-5 YEARS)

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
007	Land north of Great Clowes Street and east of Wellington Street West, Higher Broughton	Broughton	0.40	0.32	100	0	0	0	0	6	6	0	11
023	Park Street	Blackfriars	0.53	0.26	100	0	26	6	0	0	0	0	32
036	Land west of Ordsall Drive (Thorpe View and Stafford View), Ordsall	Ordsall	1.53	1.22	77	0	92	92	0	0	0	0	183
038	Land at Whitehead Street	Walkden North	0.62	0.5	100	0	7	0	0	14	7	0	28
042	Taylorson Street Industrial Estate, Ordsall Lane, Ordsall	Ordsall	0.49	0.39	100	16	47	16	0	0	0	0	78
044	Land adjacent to Salford Central Station, Gore Street and Trinity Way	Blackfriars	0.68	0.34	100	21	51	13	0	0	0	0	85
048	Masonic Hall and Bowling Green, Half Edge Lane	Eccles	0.66	0.53	100	0	13	0	7	0	0	7	26
049	Land north of Lockett Street and west of Suffolk Street, Pendleton	Pendleton	0.67	0.54	100	0	0	0	13	0	0	6	19
053	Land at Foster Street, Weaste	Weaste & Seedley	0.69	0.55	100	0	43	29	0	0	0	0	72
054	Former project office, The Quays, Pier 8, Salford Quays	Ordsall	0.69	0.39	100	16	47	16	0	0	0	0	78
061	Queensway	Pendlebury	0.72	0.58	100	0	14	0	14	0	0	0	29
063	Land Bounded by Chapel Street, Dearmans Place and Clowes Street	Blackfriars	0.76	0.19	100	8	27	4	0	0	0	0	38

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
078	Land east of Great Clowes Street and south of Upper Camp Street, Lower Broughton	Blackfriars	0.85	0.68	100	9	9	4	0	13	9	0	44
080	Monton Road	Eccles	0.93	0.74	100	0	31	0	31	0	0	0	63
084	Land north of Thorpe Street, off Worsley Road North, Walkden	Walkden North	0.95	0.76	100	0	25	0	0	25	0	0	49
086	Stafford Road, Ellesmere Park	Eccles	1.02	0.82	100	0	10	0	7	0	0	16	33
091	Land bounded by Everard Street, Ordsall Lane and Woden Street.	Ordsall	1.06	0.85	100	0	46	8	0	23	0	0	76
096	Land adjacent to Salford Central Station, New Bailey Street and Irwell Street	Blackfriars	1.15	0.46	100	18	55	18	0	0	0	0	92
108	Land Bounded by Aldephi Street /Cleminson Street/Peru Street	Blackfriars	1.26	0.25	100	0	45	0	0	0	0	0	45
109	Land bounded by River Irwell /Blackfriars Road and Flax street	Blackfriars	1.29	1.03	100	0	41	8	0	25	8	0	82
117a	Wilburn St Basin, Wilburn St/Ordsall lane	Ordsall	1.36	0.34	100	17	51	17	0	0	0	0	85
119	Former cinema, Clippers Quay, Salford Quays	Ordsall	1.21	0.97	100	73	97	73	0	0	0	0	242
128	Land bounded by Springfield lane/Trinity Way and River Irwell	Blackfriars	1.65	0.99	100	40	119	40	0	0	0	0	198
144	Land bounded by Gerald Road, Seaford Road and Holford Street, Pendleton	Pendleton	1.90	1.52	100	0	0	0	34	34	0	0	68
151	Land west of Adelphi Street, Blackfriars	Blackfriars	2.07	0.41	100	16	49	16	0	0	0	0	82
165a	Land east of Bury New Road and north of Northumberland Street	Broughton	0.61	0.31	100	0	7	4	0	0	7	0	19
167	Northumberland Street Playing Fields, Higher Broughton	Broughton	2.56	1.79	0	0	0	0	16	0	0	38	54

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
173	Former Restawhile site, Oakhill Trading Estate, Worsley Road North, Walkden	Walkden North	3.15	2.21	100	0	36	0	0	24	0	61	122
195a	Former Quays Campus, Trafford Road, Ordsall	Ordsall	1.38	1.1	100	79	158	26	0	0	0	0	264
202a	Land at Hampson Street, Blackfriars	Blackfriars	4.82	1.54	100	68	203	68	0	0	0	0	339
246	Former Tram Depot, Eccles New Road, Weaste	Weaste & Seedley	1.05	0.84	100	25	88	13	0	0	0	0	126
Totals			38.71	23.42		406	1,437	471	122	164	37	128	2,762

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

APPENDIX K POTENTIAL OF SITES BY TIME PERIOD FOR DEVELOPMENT (LIKELY TO COME FORWARD IN THE NEXT 5-10 YEARS)

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
016a	Land at Clifton Road, Eccles	Eccles	1.58	1.26	100	9	24	24	0	38	0	0	94
020	Land at The Green, Clifton	Pendlebury	0.49	0.39	100	0	10	0	10	0	0	0	20
028	Land north of Dudley Street and west of Winterford Road, Higher Broughton	Broughton	0.55	0.44	100	0	0	0	15	0	0	0	15
047	Land south of Fenney Street, Higher Broughton	Broughton	0.66	0.53	100	0	0	0	0	17	7	0	24
057	Mere Drive	Pendlebury	0.70	0.56	100	0	0	0	22	0	0	0	22
066a	Land west of Lower Broughton Road, Lower Broughton	Blackfriars	0.69	0.55	100	0	19	8	0	12	0	0	38
076a	Land east of Lower Broughton Road and south of Wheater's Street, Lower Broughton	Blackfriars	0.91	0.73	55	0	0	0	16	16	0	0	33
079a	Land bounded by Bury New Road, Northumberland Street and Rigby Street (Newbury Place), Higher Broughton	Broughton	0.62	0.5	100	0	15	11	0	11	0	0	38
088	Former Secondary School on Mosley Common Road, Boothstown	Worsley & Boothstown	1.03	0.64	100	8	8	4	0	12	8	0	38
102	Weaste Cricket Club Ground, Weaste	Weaste & Seedley	1.22	0.98	0	0	0	0	17	0	0	17	34
104	Slough Industrial Centre and Derwent Industrial Area, Derwent Street, off Ordsall Lane, Ordsall	Ordsall	1.23	0.98	100	0	53	9	0	26	0	0	88
115a	Land at Condor Place, off Whit Lane, Pendleton	Pendleton	0.96	0.77	100	0	0	0	0	19	19	0	38

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
121	Former Pope John II RC High School, Britannia Street, Pendleton	Pendleton	1.45	1.16	100	8	38	0	0	30	0	0	75
133	Former Pioneer Western site, off Suffolk Street, Pendleton	Pendleton	1.74	1.24	100	0	35	17	0	35	0	0	87
134	The Old Boat Yard, Off Worsley Drive	Worsley & Boothstown	1.76	1.41	100	0	37	18	0	18	18	0	92
141	Former Kersal High School, Mesnefield Road, Kersal	Kersal	1.86	1.49	100	0	0	0	21	0	0	31	52
148	Land north of Ordsall Park, Hulton Street, Ordsall	Ordsall	2.01	1.41	25	0	0	0	21	35	14	0	70
149	Land west of Newhaven Business Park, off Barton Road, Barton	Barton	2.01	1.41	100	0	0	0	39	0	0	10	49
154a	Land off East Ordsall Lane, adjacent to Mancentral Trading Estate	Blackfriars	0.93	0.23	100	9	28	9	0	0	0	0	46
157	Mancentral Trading Estate, East Ordsall Lane	Blackfriars	2.19	0.44	100	18	53	18	0	0	0	0	88
158a	Land east of Whit Lane and Britannia Street, Pendleton	Pendleton	2.02	1.41	2	10	39	10	0	39	0	0	99
170c	Land east of Wheater's Terrace, Lower Broughton	Blackfriars	1.64	1.31	100	0	0	0	52	0	0	0	52
180a	Land off Amblecote Drive, Little Hulton	Little Hulton	3.23	2.26	100	0	0	0	90	0	0	0	90
180b	Land at Colesbourne Close, Little Hulton	Little Hulton	0.41	0.33	100	0	0	0	13	0	0	0	13
183a	Land adjacent to River Irwell, Irwell St	Blackfriars	2.27	0.91	100	40	120	40		0	0	0	200
184	Former Windsor High School, Churchill Way, Precinct	Langworthy	3.87	2.71	73	0	0	0	73	49	0	0	122
189	Former Kersal High School playing fields, Oaklands Road, Kersal	Kersal	4.06	2.77	0	0	0	0	33	0	0	50	83

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
204a	Land east of Brindleheath Road and north of Ford Lane (south of Redwood Street), Pendleton	Pendleton	2.35	1.6	100	0	24	0	24	32	0	0	80
206	Land at Hulme Street, Blackfriars	Blackfriars	5.57	1.95	100	17	99	17	0	33	0	0	166
210	Land south of Trinity Way and east of Blackfriars Road, Greengate South, Blackfriars	Blackfriars	7.12	2.49	100	100	299	100	0	0	0	0	498
211	Former Clariant Works, Hayes Road, Cadishead	Cadishead	7.26	4.54	100	54	109	0	82	0	27	0	272
219	Land west of The Quays and south of Broadway, Pier 9, Salford Quays.	Ordsall	11.25	1.97	100	98	296	98	0	0	0	0	492
221	Austin Truman's Steel, Moss Lane, Walkden	Walkden North	12.70	8.89	75	0	0	0	80	0	0	187	267
224	Former Swinton Sewage Treatment Works	Swinton South	29.98	11.19	89	0	90	0	224	0	0	134	448
230a	Former Lowry High School and adjoining land, Great Clowes Street, Lower Broughton	Blackfriars	9.05	6.34	48	0	63	0	158	95	0	0	317
Totals			127.37	67.79		371	1,459	383	990	517	93	429	4,240

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

APPENDIX L POTENTIAL OF SITES BY TIME PERIOD FOR DEVELOPMENT (LIKELY TO COME FORWARD IN THE NEXT 10+ YEARS)

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
032	Land east of Winskill Road, off Fairhills Road, Irlam	Cadishead	0.56	0.42	0	0	0	0	0	0	0	13	13
035	Land bounded by Langley Road South, Whit Lane and Culverdon Walk, Pendleton	Pendleton	0.61	0.49	0	0	9	2	11	0	0	0	22
072	Chaseley Field Observatory, Claremont	Claremont	0.78	0.62	0	0	0	0	0	0	0	19	19
107a	Land Bounded by Railway/Blackfriars/Chapel street/ Salford Approach	Blackfriars	1.39	0.56	100	22	67	22	0	0	0	0	112
123b	Car Park on Manchester Road/Hospital Road	Pendlebury	0.62	0.5	100	0	24	0	0	10	0	0	35
125	Site bounded by Norfolk Street, Worsley Road North and Southern Street, Walkden	Walkden North	1.48	1.18	100	0	0	0	37	16	0	0	53
131	Land north of Regatta Street, off Langley Road, Pendleton	Pendlebury	1.72	1.38	100	0	14	0	0	41	14	0	69
145	Arnold Laver Timber World, Liverpool Road, Cadishead	Cadishead	1.94	1.55	100	16	31	0	23	0	8	0	78
150a	Land adjacent to All Soul's Primary School, Weaste	Weaste & Seedley	0.50	0.4	100	0	0	0	0	20	0	0	20
153	Land south of Castle Irwell Student Village, Cromwell Road, Charlestown	Pendleton	2.11	1.48	100	0	15	0	30	30	0	0	74
169a	Land south of Regatta Street and east of Langley Road and Whit Lane, Pendleton	Pendleton	2.97	1.88	100	13	53	13	0	53	0	0	132
171	Land south of Hayes Road (former Elf storage depot), Cadishead	Cadishead	2.80	1.96	100	22	43	0	32	0	11	0	108

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
176a	Land east of Sharp Street and south of Moss Lane, Walkden	Walkden North	2.49	1.74	100	0	0	0	24	0	0	37	61
191	Land at Kersal Way, Lower Kersal	Kersal	4.61	3.23	100	15	44	0	58	0	0	29	145
192a	Land west of Meadow Road, Lower Broughton	Blackfriars	3.08	2.16	100	22	130	22	0	43	0	0	216
192c	Land east of Meadow Road, Lower Broughton	Blackfriars	1.02	0.82	42	0	0	0	33	0	0	0	33
196a	Land south-west of Orchard Street, Pendleton	Pendleton	1.54	1.23	100	0	48	0	0	32	0	0	80
196b	Land west of Orchard Street and south of Holland Street, Pendleton	Pendleton	3.18	2.23	100	0	87	0	0	58	0	0	145
200	Manchester Childrens Hospital, manchester Road	Swinton South	4.99	3.49	100	0	42	0	56	0	0	42	140
203a	Land north of Manchester Road and west of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	4.79	3.35	100	0	0	0	80	27	0	27	134
209	Land at King William Street, Salford Quays, Ordsall	Ordsall	6.37	2.23	100	98	294	98	0	0	0	0	491
216	Land north of Moss Lane, Linnyslaw Industrial Estate, Walkden	Walkden North	7.75	5.43	100	0	0	0	49	0	0	114	163
217	Land south of Cottenham Lane (Cambridge Riverside), Lower Broughton	Blackfriars	7.83	5.48	87	47	233	47	0	93	47	0	466
220b	Lanstar, Liverpool Road, Cadishead	Cadishead	7.57	5.02	100	60	120	0	90	0	30	0	301
236	Barton Business Park, Cawdor Street, Patricroft	Barton	1.07	0.86	100	0	36	0	0	24	0	0	60
Totals			73.77	49.69		315	1,290	204	523	447	110	281	3,170

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

APPENDIX M POTENTIAL OF SITES BY TIME PERIOD FOR DEVELOPMENT (UNLIKELY TO COME FORWARD IN THE FORESEEABLE FUTURE)

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
024	Builders Yard, Haysbrook Avenue, Little Hulton	Little Hulton	0.51	0.41	100	0	0	0	0	20	0	0	20
030	Site of former Kingsley Court, Aylesbury Close, Precinct	Langworthy	0.55	0.44	100	0	0	0	18	0	0	0	18
041a	Land off Mount Skip Lane and Harrison Street, Little Hulton	Walkden North	0.80	0.64	100	0	9	0	0	26	0	0	35
046	Land bounded by Liverpool Road and Cadishead Way, Irlam	Irlam	0.66	0.47	0	14	49	7	0	0	0	0	70
052	Former Cleavley Nursery, Winton	Winton	0.69	0.55	100	0	0	0	0	0	0	16	16
059a	Land north of Eccles New Road (opposite Astor Road), Weaste	Weaste & Seedley	0.45	0.36	100	11	43	0	0	0	0	0	54
081	Land north of Brydon Close and west of Holcombe Close, Precinct	Langworthy	0.93	0.74	100	18	53	18	0	0	0	0	89
095a	Land at Melbourne Street, Lower Broughton	Blackfriars	0.78	0.62	94	10	30	10	0	0	0	0	50
110	Land east of Duchy Road and north of Duchy Road Caravan Site, Pendleton	Pendleton	1.30	1.04	100	0	0	0	28	19	0	0	47
142	Land east of Duchy Road, Brindleheath	Pendleton	1.88	1.5	100	0	0	0	40	27	0	0	68
179	Harrop Fold/Little Hulton Community High School and Salford City Council One Stop Shop, Longshaw Drive, Little Hulton	Little Hulton	3.37	2.36	100	0	21	0	32	32	0	21	106
180c	Brynheys, Clegg's Lane, Little Hulton	Little Hulton	0.72	0.58	100	0	0	0	23	0	0	0	23

Reference Number	Site Address	Ward	Total Site Area	Net Site Area (ha)	% Previously Developed	1 bed apartments	2 bed apartments	3 bed apartments	3 bed semi-detached	3 bed townhouses	4 bed townhouses	4 bed detached	Total dwellings
229	Former Agecroft Power Station, Agecroft Road, Pendlebury	Pendlebury	2.18	1.53	100	0	12	0	31	0	0	18	61
232a	Former Ashton's Field Colliery, Clegg's Lane, Little Hulton	Walkden North	8.24	5.77	100	0	0	0	162	0	0	40	202
Totals			23.06	17.01		53	217	35	334	124	0	95	859

N.B. The number of each type of dwelling is calculated as a percentage of the total dwellings on each site. As a result of rounding up or down, the figures may therefore not add up exactly and may be a few out in either direction.

APPENDIX N

**ECONOMIC VIABILITY ASSESSMENTS OF
INDIVIDUAL SITES**