

Trafford Council

Boundary Review: Warding Proposal

August 2021



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Executive Summary

This report has been developed in response to the Local Government Boundary Commission for England's (LGBCE or the "Commission") Electoral Review of Trafford Borough Council. Trafford last underwent a review of its boundaries in 2003. This is a timely opportunity to review and revise the wards within the borough. This report proposes a set of new ward boundaries for Trafford to reflect the changes in the borough's population over the last two decades and how its population will grow during the 2020s.

In February 2021, the Commission recommended that 63 councillors should serve Trafford Council in the future. This is no change from the current council size.

The second stage of Trafford's boundary review was initiated when the Commission opened its consultation on warding patterns on 15 June 2021. This proposal has been developed by officers from across the Council. The warding scheme has been devised in line with the Commission's statutory criteria.

Trafford Council proposes changes to at least 17 of its current wards to reflect the changing population distribution in the borough. This report outlines the borders, characteristics and forecasted electorate for the 21 wards in Trafford. These have been devised on the basis that the average ward electorate in 2027 will be 8720.

This report sets out the key principles for Trafford's proposed future ward scheme, including retaining the River Mersey as a border between the wards in the north and south of the Borough. The report offers two alternative options for configuring the wards in the area of Partington, Carrington and Sale West to reflect the specific geographical and community considerations in the area.

The report includes a profile of each proposed ward, including their defined borders and the forecasted future electorate.

1. Introduction

1.1. Context

1.1.1. The Local Democracy, Economic Development and Construction Act 2009 established the Local Government Boundary Commission for England (LGBCE or “the Commission”). The Commission has a responsibility to undertake reviews of the electoral arrangements of local authorities: the number of councillors; the names, number and boundaries of wards; and the number of councillors to be elected to each. The Commission is responsible for putting any changes to electoral arrangements into effect by submitting a Statutory Instrument for consideration by Parliament.

1.1.2. Trafford Council last underwent a review of its boundaries in 2003. The borough’s population has increased by over 12% over the last 18 years. This is therefore a timely opportunity to reassess the warding of Trafford.

1.1.3. In response to the Commission’s Electoral Review of Trafford Borough Council (“the Council”), the Council proposed in February 2021 that it should retain 63 councillors in the future. This proposal was accepted in principle by the Commission.

1.1.4. The Commission launched a public consultation on the warding pattern for Trafford on 15 June 2021. It is expected as part of this consultation that Trafford Council, as the local authority being reviewed would present a set of proposed wards.

1.1.5. The Commission will evaluate all of the submissions they receive for Trafford. They will publish their draft recommendations in November 2021 and this will be followed by a further public consultation. The Commission will conclude with their final recommendations in April 2022. The new wards will be introduced in the May 2023 Council elections.

1.2. How the Warding Pattern proposal was developed

1.2.1. The second stage of Trafford’s boundary review was initiated when the Commission opened its consultation on warding patterns on 15 June 2021.

1.2.2. The Commission has three statutory criteria which it must follow when it produces a new pattern of wards or electoral divisions. The criteria are:

- The new pattern of wards should mean that each councillor represents roughly the same number of voters as elected members elsewhere in the authority to secure equality of representation.
- Ward patterns should – as far as possible – reflect community interests and identities and boundaries should be identifiable.
- The electoral arrangements should promote effective and convenient local government and reflect the electoral cycle of the council.

1.2.3. The Commission set the time frame for forecasting the future size of the borough's electorate. This is set as five years after the Review is concluded, which takes us to 2027.

1.2.4. Trafford's electorate is expected to grow from 172,709 in 2021 to 183,136 by 2027.

1.2.5. We have drawn on a range of data for the forecasted electorate for Trafford, the population distribution across the borough, and the prospective housing development.

1.2.6. This submission has been compiled by officers of the Council. It has been developed by a cross-functional working group, including officers from Governance, Elections, Housing and the Business Intelligence Unit. Officers have conducted visits to the proposed ward boundaries to assess how well they reflect local communities.

1.2.7. We have consulted councillors extensively in helping to frame the Council's proposal. We have worked with a cross party working group in its development. Whilst Members of the group and the political group leaders have been briefed on the proposals contained within this submission, please note that the political groups have not reviewed or endorsed this report. It does not therefore represent the specific views of any or all groups. It is understood that the individual groups are likely to submit their own proposals to the Commission.

1.2.8. The proposal has been reviewed by members of the Council's senior leadership team.

1.2.9. As a result of the research and analysis for this review, we propose the ward pattern outlined in this report.

1.2.10. This submission was approved by Sara Saleh, Deputy Chief Executive of the Council on 19 August 2021.

2. Trafford Local Authority Profile

2.1. Outline of the Area

2.1.1. Trafford is one of the ten metropolitan authorities of Greater Manchester.

2.1.2. Trafford borough covers 10,565 hectares to the south-west of the city of Manchester.

2.1.3. The borough is divided, north and south, by the River Mersey. Almost two fifths of Trafford is countryside, the majority of which is designated Green Belt and other protected open land status, see figure 1.

2.1.4. To the east, Trafford borders Manchester City Council. The Manchester Ship Canal forms the western and northern boundary with Salford City Council. Trafford borders Warrington Council and Cheshire East Council to its south, where the River Bollin forms the Borough boundary.

2.1.5. Trafford Council comprises 21 three-member wards, with one third elected annually three years in four.

2.1.6. The Borough contains the four civil parishes of Carrington, Partington, Dunham Massey and Warburton.

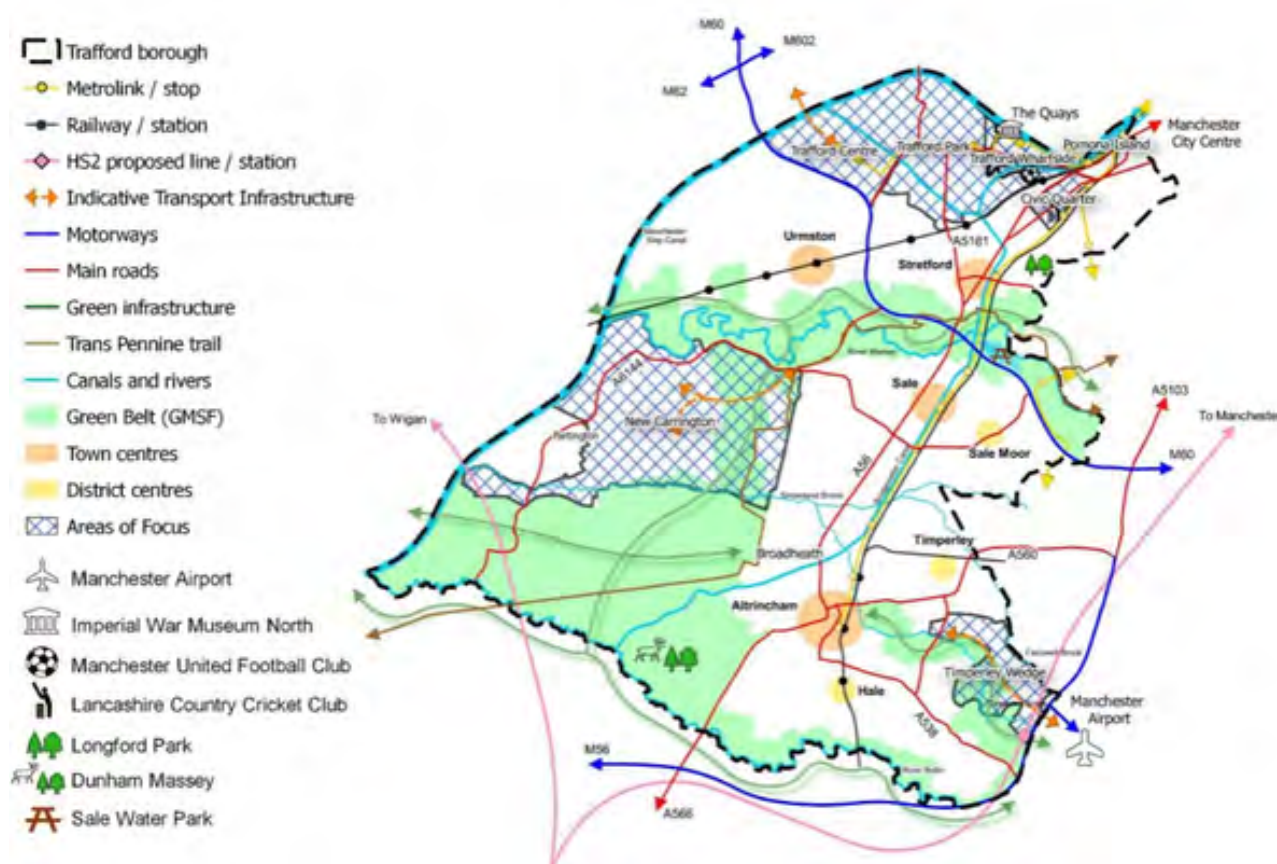


Fig.1 : Map overview of Trafford

2.2. Population growth and housing development

2.2.1. Trafford's population is estimated at 240,000 people (8.5% of the Greater Manchester population) and has a diverse mix of communities. The Office of National Statistics forecasts that Trafford will continue to grow steadily throughout the 2020s and 2030s and that its population will exceed 250,000 by 2032.

2.2.2. The population of Trafford is heavily concentrated along the route of the A56, which passes in a generally northeast-central-south direction across the Borough, with the largest population centres being Old Trafford, Stretford, Sale, and Altrincham.

2.2.3. Demand for housing in Trafford remains consistently high. Trafford is very well connected with its transport links. The schools in the Borough are highly rated. The affordability of housing is a concern in Trafford with the income to house-price ratio being 7.73 in 2018 (in comparison to 5.82 across the North West).

2.2.4. In our forecast for this Boundary Review, we estimate that there will be at least an additional 4000 homes built within the Borough by 2027.

3. Current Wards

3.1.1. Due to the increase in population since its last Boundary Review, there is a clear need to revise Trafford's wards.

3.1.2. Officers have forecasted the average ward electorate to be 8720 by 2027.

The expected variance of ward electorates will be between 7850 and 9600 electors.

3.1.3. Table 1 shows the projected electorates for each current ward and how far they differ from the forecasted average electorate size in 2027.

Table 1: The 2021 and 2027 forecasted electorates

Current ward	Electors 2021	Electoral Forecast 2027	Difference from average electorate 2027
Altrincham	9183	9835	13%
Ashton upon Mersey	7698	8085	-7%
Bowdon	7310	7578	-13%
Broadheath	10124	10404	19%
Brooklands	7855	8067	-7%
Bucklow-St Martins	7208	8454	-3%
Clifford	9070	9537	9%
Davyhulme East	7689	8539	-2%
Davyhulme West	7735	7981	-8%
Flixton	8394	8625	-1%
Gorse Hill	8659	9436	8%
Hale Barns	7504	7713	-12%
Hale Central	7474	7705	-12%
Longford	9491	11324	30%
Priory	8160	8891	2%
Sale Moor	7650	7911	-9%
St Mary`s	8685	9065	4%
Stretford	7992	8243	-5%
Timperley	8359	8638	-1%
Urmston	8498	8798	1%
Village	7971	8307	-5%

4. Key Principles

In consultation with officers across the Council, the following principles have been adopted for the Council's proposed new warding scheme.

4.1. Ward Sizes

4.1.1. To ensure electoral fairness, the future wards should have approximately the same sized electorates. The average electorate size per ward will be 8720 in 2027.

4.1.2. The variance of future wards is therefore likely to be between 7850 and 9600.

4.2. Members per ward

4.2.1. Trafford should continue with three members per ward.

4.2.2. These members would be elected in a four yearly cycle, but continuing with one third elected each year and a fallow year.

4.3. Maintaining the River Mersey as a natural boundary between wards

4.3.1. The River Mersey provides the most significant boundary within Trafford and we strongly advocate retaining it as a clear line between the wards north and south of the borough.

4.3.2. The River Mersey runs east to west across Trafford, separating the urban areas of Flixton, Urmston and Stretford from Carrington and Sale. It is dissected by the M60 and A56. The valley on either side of the river forms a unique green wedge of land, which is predominantly meadowland and agricultural land in the floodplain, containing few buildings and protected from development by its designation as Green Belt. It is a highly valued area balanced for nature conservation and recreation in close proximity to populated urban areas and contains many SBIs (Sites of Biological Importance).

4.3.3. We also advocate retaining eight wards (38.1% of the Council) to the north of the Mersey and 13 wards (61.9%) to the south as this reflects most closely the ratio of the electorate distribution in Trafford. We have forecasted that the 2027 electorate will be 72,483 (39.6%) for the northern Trafford wards and 110,653 (60.4%) for the southern wards. Separating the borough into nine northern wards (42.9%) and 12 southern wards (57.1%) would constitute a more uneven distribution and is therefore not recommended.

4.4. Civil Parishes

4.4.1. Trafford contains four civil parishes. It is proposed that the future wards for Trafford should keep Carrington and Partington parishes within a ward in the west of the Borough. Similarly, Dunham Massey and Warburton parishes should be kept within a ward in the south.

4.5. Towns and Villages

4.5.1. Trafford has a series of clear and distinctive towns and villages. These communities should be represented at Council level wherever possible.

4.5.2. The towns include Altrincham, Partington, Sale, Stretford, and Urmston.

4.5.3. The villages include Ashton upon Mersey, Flixton, Hale, Hale Barns, Sale Moor and Timperley.

5. Ward Profiles

5.1.1. This submission sets out the full detail for each proposed ward, its boundaries and its forecasted electorate. All proposed warding patterns adhere to the statutory criteria laid out by the Commission.

5.1.2. The wards are presented according to the four localities in Trafford – North, West, Central and South.

5.1.3. This proposal includes two different options for wards in the area surrounding Partington, Carrington and Sale West.

5.1.4. This scheme proposes changes to either 17 of Trafford's current wards or 20

wards, depending on the option pursued for Partington, Carrington and Sale West.

5.1.5. In the course of this review, we have considered the local communities within Trafford and sought to draw coherent wards to reflect their community interests.

5.1.6. The forecasted ward electorates are shown in Table 2

Table 2: Electorate Forecasts for the Future Trafford Wards

	Ward	Electorate	
1.	Gorse Hill and Park	9534	9.33%
2.	Clifford	8734	0.16%
3.	Longford	9161	5.06%
4.	Stretford and Humphrey Park	9104	4.40%
5.	Lostock	8721	0.01%
6.	Davyhulme	8651	-0.79%
7.	Flixton	9263	6.23%
8.	Urmston	9358	7.32%
9.	Carrington and Partington (A)	6881	-21.09%
10.	Ashton upon Mersey (A)	9279	6.41%
11.	Manor (A)	9444	8.30%
12.	Sale Priory	8250	-5.39%
13.	Sale Moor	8552	-1.93%
14.	Brooklands	8067	-7.49%
15.	Broadheath	8974	2.91%
16.	Timperley North	8839	1.36%
17.	Timperley South	8792	0.83%
18.	Altrincham	8017	-8.06%
19.	Bowdon	8902	2.09%
20.	Hale	8199	-5.97%
21.	Hale Barns	8457	-3.02%
22.	Bucklow - St. Martins (B)	8454	-3.05%
23.	Ashton upon Mersey (B)	8085	-7.28%
24.	Manor (B)	9065	3.96%

6. North

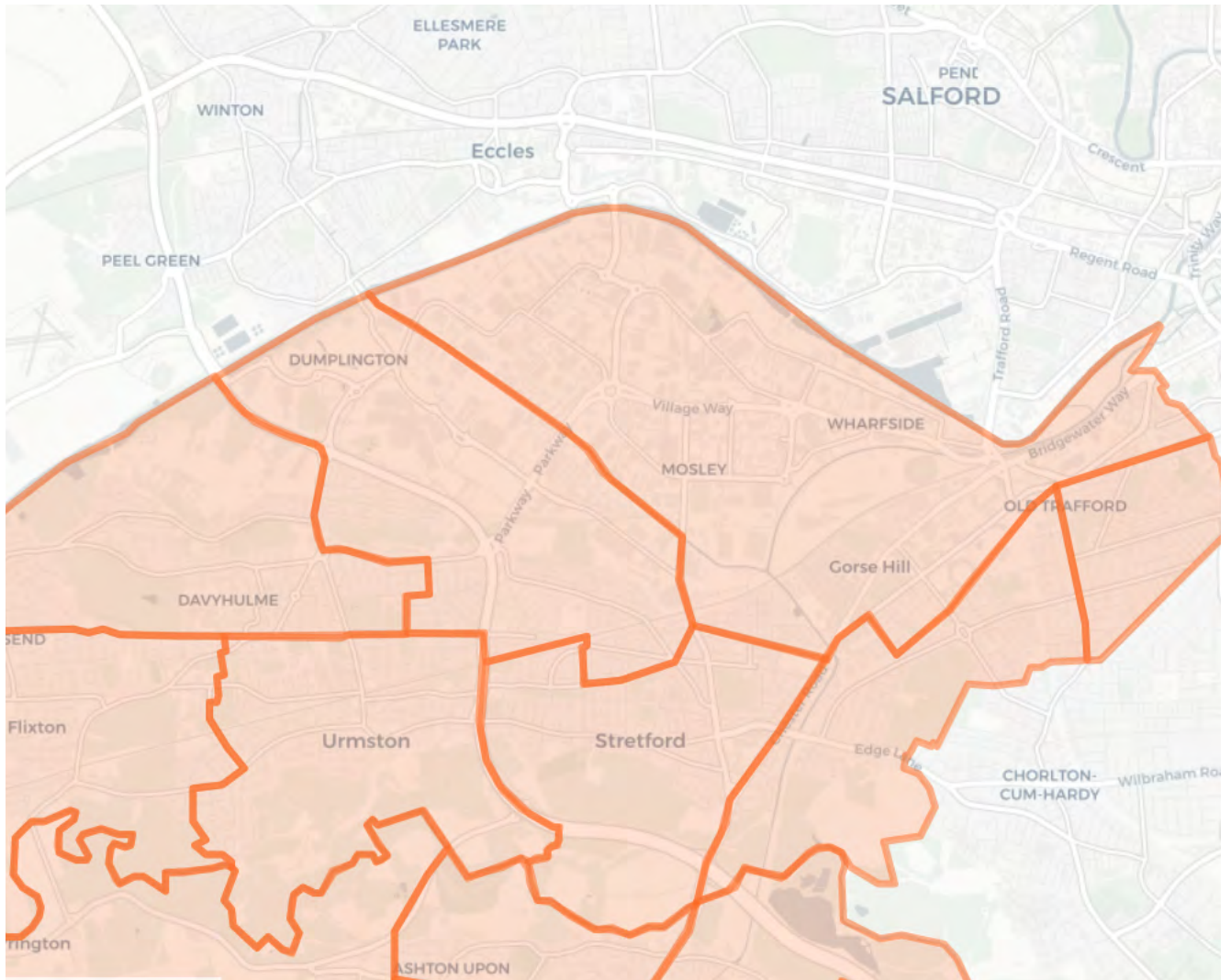


Fig.2: Proposed configuration of wards in Trafford's North locality

6.1. Summary

6.1.1. The North locality of Trafford contains the proposed wards of Clifford, Longford, Gorse Hill and Park, Stretford and Humphrey Park, and Lostock.

6.1.2. The North of Trafford is a highly diverse and densely populated area centred around the town of Stretford and the suburb of Old Trafford. The area is well connected with the adjacent suburbs of Hulme, Whalley Range and Chorlton in Manchester.

6.1.3. There is a large amount of growth projected in this area, with new developments proposed within the residential areas on brownfield sites, especially in the 'Civic Quarter' area surrounding Trafford Town Hall. Furthermore, significant new residential communities are planned for Trafford Waters, Wharfside, and Pomona Island, all along the banks of the Manchester Ship Canal and away from the established residential areas.

6.1.4. The area includes the industrial heart of Trafford, with Trafford Park occupying 12 km² and employing 40,000 people making it the largest industrial park in Western Europe. It is also home to "Trafford City" retail and leisure area, which includes the Trafford Centre, the largest shopping centre in the North West.

6.1.5. The North area contains Trafford's the civic quarter, which includes its administrative and political centre of Trafford Town Hall, and Greater Manchester's newest centre of higher education - University Academy 92 (UA92).

6.1.6. The North of Trafford is home to the major sporting and cultural institutions of Manchester United, Lancashire County Cricket Club, Coronation Street, and the Imperial War Museum North, bringing many visitors to the borough.

6.2. Gorse Hill and Park

Electorate Forecast	9534
Variance	+9.33%
Boundaries	The ward is bounded to the north by the Manchester Ship Canal from the boundary with Manchester until the Bridgewater Canal. This ward's eastern border would run from the boundary with Manchester at Stretford Road (A5607) to Trafford Bar Metrolink station. It then follows the tram line until Milton Road. It then follows Milton Road north until Talbot Road. The boundary would travel along Chester Road briefly, until Davyhulme Road East where the boundary runs west until the Liverpool train line. It would follow the train line east until the Bridgewater Canal (Stretford and Leigh branch). The ward would be bounded to the west by the Bridgewater Canal.
Polling districts	2CLC; 2GHA; 2GHB; 2GHC and 2GHD north of the Bridgewater Canal; and 2LOB north of tram line until Milton Road.
Key public amenities	<ul style="list-style-type: none"> • Trafford Town Hall • Trafford Park Industrial Estate • Manchester United and Lancashire County Cricket Club sports stadia • Gorse Hill Park • University Academy 92 • Pomona, Wharfside, Imperial War Museum, Village, Parkway tram stations. Trafford Park and Old Trafford Tram Stations as its boundary. • Trafford Park train station
Planned housing developments within the ward (> 30 electors)	<ul style="list-style-type: none"> • Pomona Docks (336 units) • Bridgewater Way, Chester Rd, Virgil St and Princess St (200 units) • Kellogg's site, Talbot Rd (297 units) • Alexander House, Talbot Road (110 units) • 64-66 Talbot Road (75 Units) • Trafford Wharf Road, Trafford Park (354 units)

6.2.1. The proposed Gorse Hill and Park ward would be the northernmost ward in Trafford. It would contain most of Trafford Park Industrial Estate (bounded by the Bridgewater Canal to the west). Trafford Park plays a vital role not just within Trafford, but also across the North West, employing in excess of 40,000 people, 15,000 of whom come in from outside Trafford. Furthermore, the new ward would incorporate the planned Trafford Civic Quarter, which is centred on the area around Trafford Town Hall.

6.2.2. The majority of the population are based close to Chester Road (A56). The existing residential neighbourhoods within this area include the western part of Old Trafford, Gorse Hill and the northern tip of Stretford in the south.

6.2.3. There is considerable housing development planned in this proposed ward. The area surrounding Trafford Town Hall is undergoing a major transformation with the redevelopment of a number of what were previously commercial properties. This is all part of the Civic Quarter Area Action Plan (AAP), which comprises approximately 55 hectares at the heart of Trafford including Trafford Town Hall, the international sporting venue of Lancashire Cricket Club, University Academy 92, and the former B&Q site. The plans include new homes and offices, enhanced leisure facilities, a new public realm including a processional route between Lancashire Cricket Club and Manchester United, and improved cycle and pedestrian connections. The main Regulation 19 consultation process has now closed.

6.2.4. The areas of Trafford Wharfside and Pomona are key parts of Trafford's Local Plan. They form part of the Manchester Regional Centre on the south bank of the Manchester Ship Canal, opposite Salford Quays. These areas were previously either redundant or used for industrial purposes, and new residential development in these areas will establish new communities within Trafford. There has been piecemeal residential development to date, but a comprehensive Masterplan for the site has been agreed to guide future development proposals. It represents a major opportunity to expand and diversify the offer of the Manchester City Region in this location.

6.2.5. Pomona is part of the former Manchester Docks and has been largely vacant for over 20 years following its re-mediation and is one of the largest vacant sites in the Manchester City Region. It is planned that up to 2400 homes will be built on the site by 2037.

6.2.6. The proposed ward would include the area around Stretford Marina to the north of Davyhulme Road East. This area of housing is partly cut off from the rest of the ward by the Bridgewater Canal and the train line. However, the transport links are largely dependent on Davyhulme Road, which connects easily to Chester Road and the rest of the proposed ward.

6.2.7. The proposed ward would include sporting and visitor destinations of international significance. The world famous Old Trafford sports stadia for Manchester United Football Club and Lancashire County Cricket Club attract 3 million visitors a year. This area is also home to the Coronation Street studio, the O2 Victoria Warehouse concert venue, and the popular attraction of the Imperial War Museum North.

6.2.8. The new Metrolink Trafford Park line runs through the area and has improved orbital links between Old Trafford, Trafford Park and the Trafford Centre, and onto Manchester City Centre. The heavy rail station of Trafford Park lies in the south of the ward, on the Manchester to Liverpool line via Warrington.

6.2.9. There are a number of commercial areas within the proposed ward, including the Civic Quarter and football stadium, along Stretford Road, the White City Retail Park, and along Chester Road. Community facilities include Gorse Hill Studios youth centre and Stretford Sports Village. The ward is home to Stretford High School, Trafford College, and University Academy 92, providing secondary, further and higher education facilities within the ward.

6.2.10. Whilst limited, there is some green space within the proposed ward including Nansen Park, Gorse Hill Park, Marje Kelly Park, and Trafford Ecology Park.

6.3. Clifford

Electorate Forecast	8734
Variance	0.16%
Boundaries	The ward would be bounded by Stretford Road to its north until Trafford Bar Metrolink station. It would follow Seymour Grove as its western boundary. And then it would be bounded by the existing border with Manchester to its south and east.
Polling districts	2CLA; 2CLB; 2CLD; 2LOC
Key public amenities	<ul style="list-style-type: none"> • The ward would contain Seymour Park and Holland Park. • Old Trafford library.
Housing developments within the ward (> 30 electors)	<ul style="list-style-type: none"> • Harry Lord House, Humphrey Road (21 units) • Trafford Plaza, Seymour Grove (50 units)

6.3.1. The proposed Clifford ward is at the north east tip of the Borough, bordering the Manchester suburbs of Hulme to the east and Whalley Range to the south. It encompasses much of the eastern part of the Old Trafford area.

The proposed ward is made up of terraced housing to the east, and semi-detached housing in the west; it is a densely populated residential area. The proposed borders would ensure that it is a compact and consistent ward for this diverse community.

6.3.2. The socio-economic profile for Clifford shows that parts of the proposed ward are ranked among the 10% most deprived areas in the country. Clifford has the highest percentage of black and minority ethnic residents in Trafford. It is home to vibrant communities and active community groups.

6.3.3. There are small commercial areas at either end of Upper Chorlton Road, and the main commercial activity of the ward runs along Ayres Road with a number of shops and eateries.

6.3.4. There are a number of community facilities in the ward, including six churches, three mosques, two youth centres, the Old Trafford Sports Barn leisure facility, and the Limelight Health & Wellbeing centre and library. The ward is also home to 207 Field Hospital, part of the Army Medical Services (AMS)

6.3.5. There are four primary areas of green space in the ward, Seymour Park, Hullard Park, St Bride's Sports Grounds, and the green space and play areas at Maher Gardens.

6.3.6. The area is well served by bus links to the city centre and Trafford Bar Metrolink station provides good connections to Manchester, the Airport and south through the borough.

6.4. Longford

Electorate Forecast	9161
Variance	5.06%
Boundaries	The new ward boundary would start at the Trafford Bar Metrolink stop and would follow Seymour Grove as its eastern border. It would follow the Altrincham tram line as the border to the north until Milton Road and then moves north to connect with Talbot Rd. The western border would run south from the corner of Milton Rd/Talbot Rd and then along Chester Rd (A56) until it reaches the River Mersey. The ward would continue to be bounded to the south-east by the border with Manchester and to the south by the River Mersey.
Polling districts	2LOD; 2LOA (except area to east of Gorse Hill park); 2LOB to excluding the area west of the tramline, and the addition of 2 STA east of Chester Road.
Key public amenities	<ul style="list-style-type: none"> • Longford Park and Turn Moss playing fields • Metrolink depot and headquarters • Trafford Park, Old Trafford, Stretford and Firswood Metrolink stations.
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • Itron site, Talbot Road, (282 units) • Bakemark site, Skerton Rd (100 units) • Paragon House, Seymour Grove (88 units) • Vehicle Repair Shop, Green Street (32 units)

6.4.1. The current Longford ward is expected to increase its electorate significantly over the next five years. This necessitates a substantial change to the ward's boundaries. The revised ward would be centred on the densely populated urban area and the well-connected communities of the south of Old Trafford, Firswood and the east of Stretford. The housing stock is primarily semi-detached, with some terraced housing between Bridgewater Canal and the A56.

6.4.2. The proposed ward has a small commercial area at Trafford Bar Metrolink station, at The Quadrant, and along the A56. The community facilities in the area include three churches, a mosque, and a community centre. There is a secondary school, Stretford Grammar, in the south of the area that draws pupils from across the north of Trafford.

6.4.3. The proposed ward is home to very popular recreational areas and green spaces. Longford Park, one of the Borough's larger parks, is a popular public space for the residents of Old Trafford, Stretford and Chorlton. The area includes the notable Art Deco Essoldo Cinema, which is one of the most recognisable buildings in Trafford. Longford Athletics stadium is adjacent to Longford Park and is home to the Trafford Athletics Club. Moreover, Turn Moss playing fields are the largest sports facility in the borough. There is further green space to the south of the proposed ward at Stretford Ees.

6.4.4. The area is very well connected by bus along Kings Road to Manchester and to Flixton and Urmston in the west of the borough. Stretford, Old Trafford, Firswood and Trafford Bar Metrolink stations are all within the proposed ward, providing excellent connections to Manchester city centre, Sale, Altrincham, the South Manchester suburbs and Manchester Airport.

6.5. Stretford and Humphrey Park

Electorate Forecast	9104
Variance	4.40%
Boundaries	The proposed ward would be bounded by Chester Road A56 to the east, the River Mersey to the south, the M60 motorway to the west. The northern boundary runs along the railway line to Humphrey Park station, Firswood Avenue, Bradfield Road, Lyndhurst Road, and Davyhulme Road.
Polling districts	2URB, 2STA (west of A56), 2STC, 2STB, 2STD (east section)
Key public amenities	<ul style="list-style-type: none"> • Victoria Park, Stretford Meadows • Stretford Town Centre, Stretford Public Hall, Stretford Mall and Stretford library • Humphrey Park train station
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • N/A

6.5.1. Stretford is one of Trafford's most prominent towns. The proposed Stretford and Humphrey Park ward would cover most of Stretford and the eastern part of the current Urmston ward, which is based around Humphrey Park.

6.5.2. This is an established residential community, primarily of semi-detached housing stock and an area of terraced housing to the north of Stretford town centre. These areas are fairly densely populated, with pockets of higher deprivation. Stretford town centre is one of the key commercial centres of Trafford, with a number of businesses and a broad retail and hospitality offering. There is also a commercial area in the Humphrey Park area along Stretford Road.

6.5.3. The Stretford town centre area is subject to a major redevelopment strategy. The Stretford Masterplan aims to transform Stretford Mall, reinstate King Street high street and to repurpose the Lacy Street car park into a mixed-use scheme. This includes a longer term plan to build hundreds of new homes in the centre of Stretford. It will provide a framework for delivering the successful regeneration of Stretford Town Centre over the next 10 years.

6.5.4. There are areas of green space in the proposed ward including Victoria Park, one of the borough's larger parks, Moss Park and Humphrey Park, the Manor Road sports pitches and also the sizable Humphrey Park/Chadwick Park allotments.

The lower half of the ward is greenbelt land and forms part of the Mersey Valley. This area includes Stretford Meadows to the north of the motorway, and south of the motorway lies Kickety Brook and Ousel Brook, bisected by a national cycle route.

6.5.5. There are community facilities in the proposed ward including community centres at Stretford Public Hall and Humphrey Park, Stretford Library, and a children's centre. The area includes five churches and a mosque. Sports facilities include a cricket club, basketball courts, outside grass pitches, and the Metros Sports Club. The proposed ward has a secondary school, St. Antony's.

6.5.6. The proposed ward is well-connected by bus, especially around the junction of Chester Road and Kingsway. The key bus links for the area are along the Stretford/Urmston Road B5213 running through the west of the borough to Urmston, Flixton and the Trafford Centre, and providing direct services to Manchester city centre, Manchester airport, and Stockport. There are two key transport links that serve the area based on the edge of the proposed ward boundary - Humphrey Park railway station on the Manchester to Liverpool line via Warrington, and Stretford tram station with direct services to Manchester and southwards to Sale and Altrincham.

6.6. Lostock

Electorate Forecast	8721
Variance	0.01%
Boundaries	<p>The proposed ward is bounded by the Manchester Ship Canal to the North from the M60 to the swing aqueduct, then follows Bridgewater Canal until the Liverpool to Manchester railway line.</p> <p>The proposed ward is bounded to the south by the railway line, and Lyndhurst Road, Bradfield Road and Firwood Avenue. To the west the ward is bounded by the M60, Winchester Road, Furness Road, Hartford Road, Lostock Road B5158 and Barton Road B5214</p>
Polling districts	<ul style="list-style-type: none"> • 2DEB; 2GHE; 2GHD; 2STD west; 2DEA east
Key public amenities	<ul style="list-style-type: none"> • "Trafford City (Trafford Centre and range of leisure facilities) • Lostock library • George Carnall Leisure Centre • Egerton and Lostock High Schools • Trafford Centre and Barton Dock Road Metrolink stations
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • Trafford Waters, Old Barton (350 Units)

6.6.1. The proposed Lostock ward comprises the Lostock area north of Stretford, the eastern most part of Davyhulme and the historic area of Dimplington, which is now mostly covered by the "Trafford City" retail and leisure complex. It is bounded to the north by the Manchester Ship Canal and the Bridgewater Canal. The proposed ward is home to the Trafford Centre retail complex, separated from the residential areas by the M60 and the Parkway A5081. The proposed ward would comprise three distinct housing areas: the area of Lostock and northern Stretford, the eastern part of Davyhulme around Kingsway Park, and the new development of Trafford Waters.

6.6.2. Officers had considered whether it would be possible to avoid having wards that are split by the M60 motorway. The combined electorate of the area of Urmston, Flixton and Davyhulme to the south and west of the M60 is estimated as 33,000. This is too large to justify three discrete wards to serve these communities. It is therefore necessary to create a ward that crosses the motorway. Although divided by the motorway, the proposed Lostock ward is centred on the main Lostock Circle roundabout, which links the residential areas surrounding it. It is the shared view of officers that the proposed ward is the most effective way to create a coherent ward for these communities.

6.6.3. The housing stock of the proposed ward is largely semi-detached in fairly densely populated pockets of the area. There are green spaces within these areas including Lostock Park and Kingsway Park. Within the residential neighbourhoods there are commercial areas along Barton Road and at Davyhulme Circle.

6.6.4. Dimplington largely comprises “Trafford City”, which includes extensive retail, leisure and commercial facilities. The area is home to the Trafford Centre retail complex, which is the third largest shopping centre in the UK, and a wide range of leisure and hotel attractions. Trafford City attracted 44 million visitors a year before the pandemic. It is expected to see a return to this level of footfall as the economy returns to normal from 2022. Moreover, it is considered that there are a number of opportunities to redevelop existing sites within this area.

6.6.5. The proposed Trafford Waters residential area will be situated to the immediate north of the Trafford Centre. It is a phased development consisting of building up to 3000 new homes over the next 20 years. The first phase of this development is expected to be completed by 2027, which includes the first tranche of 350 homes.

6.6.6. The proposed ward has community facilities that include the George Carnall Leisure Centre, Lostock Community Library, Lostock Youth Centre, and two churches. Egerton High School and Lostock High School both provide secondary education to the community and are based within the area.

6.6.7. The proposed ward enjoys transport connectivity from Trafford Park and Humphrey Park railway stations on the edge of the proposed ward boundary, offering connections on the Manchester to Liverpool line via Warrington. The recent opening of the Trafford Park tram line includes new Metrolink stations at Barton Dock Road and the Trafford Centre. The area is connected by the A5081 and A5181 to Trafford Park and Manchester City Centre and Stretford, and the orbital M60 links to the national motorway network.

7. West

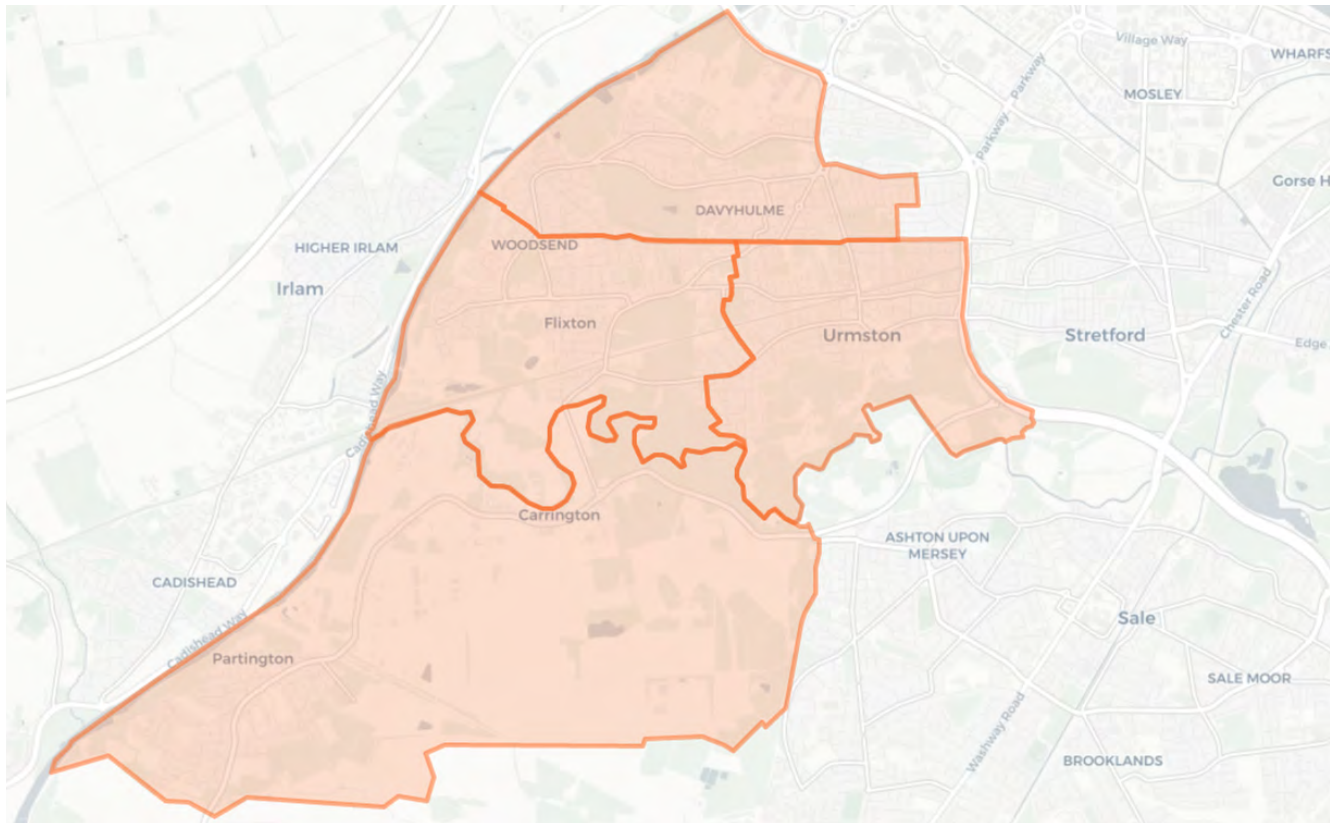


Fig.3: Proposed configuration of wards in Trafford's West locality, including Carrington and Partington ward

7.1. Summary

7.1.1. The West locality contains the wards of Davyhulme, Flixton and Urmston and to the south of the Mersey the parishes of Carrington and Partington.

7.1.2. The area is made up of a number of distinct residential neighbourhoods including Carrington, Partington, Flixton, Davyhulme, Woodsend and Urmston. The area is bounded by the M60, the Manchester Ship Canal and the Mersey Valley. It is traversed by the Manchester to Liverpool railway line.

7.1.3. In the Review, we considered whether it was possible to create wards that fall entirely in the area to the west of the M60 motorway and north of the Mersey. The combined electorate for this area is forecast to exceed 33,000 (which equates to approximately 3.65 wards, as per the average ward size in the north of Trafford). As explained above, officers believe that the proposed Lostock ward is the most suitable approach for representing the communities of Urmston, Flixton, Davyhulme, Lostock and the proposed new community of Trafford Waters.

7.2. Davyhulme

Electorate Forecast	8651
Variance	-0.79%
Boundaries	The ward is bounded by Manchester ship Canal to the west from the Flixton stadium to the M60. The border follows the M60 to Junction 10, goes along Barton Road and Lostock Road. The southern border of the ward follows Winchester Road/Moorside Road to Woodsend Circle and Woodbridge Road to the Flixton football ground
Polling districts	2DWA, 2 DWD, 2 DWC, 2DEC, 2DEA eastern
Key public amenities	<ul style="list-style-type: none"> • Trafford General Hospital • Woodsend Library • Davyhulme Park • Davyhulme Millennium Nature Reserve
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • N/A

7.2.1. The proposed Davyhulme ward covers the majority of the Davyhulme neighbourhood and the northern part of Woodsend. Flixton and Urmston are to the south, and the City of Salford to the west with Salford City Airport and the AJ Bell Stadium just over the ward border.

7.2.2. The area comprises predominantly semi-detached housing and contains the large 254 acre Wastewater Treatment Plant in the north of the proposed ward which is a major local employer, as is Trafford General Hospital in the south of the area.

7.2.3. There are small commercial areas on Woodsend Road and at Davyhulme Circle, and the large Trafford Retail Park is found in the proposed ward at the motorway junction

7.2.4. The green space in the ward is found at Davyhulme Park, Davyhulme Millennium Nature Reserve, and Broadway Park. There are also outdoor sports facilities at Davyhulme Park Golf Club, Broadway Playing Fields, Lees Field sports pitches, and the Flixton football ground.

7.2.5. The community facilities found across the area include Hartford community centre, Woodsend library, and Hayeswater family centre.

7.2.6. The proposed ward is connected by road through the M60 to the motorway network, with the railway stations on the Manchester to Liverpool line lying in proposed Flixton and Urmston wards to the south.

7.3. Flixton

Electorate Forecast	9263
Variance	6.23%
Boundaries	The ward is bounded by Manchester Ship Canal to the west, from Flixton football ground to the River Mersey, which forms the south border of the ward to Flixton Golf Club.
	The eastern border runs aside the golf club, along Church Road, then Chassen Road, around Flixton Girls' School and the westward along Moorside Road and Woodbridge Road until it meets the Ship Canal.
Polling districts	<ul style="list-style-type: none"> • 2 DWB, 2 FLA, 2FLC, 2FLD, 2FLE + section of 2FLB
Key public amenities	<ul style="list-style-type: none"> • Davyhulme library • Flixton and Woodsend Parks • Jack Lane nature reserve • Flixton Girls School, Wellacre Technology College • Trafford F.C. • Flixton and Chassen Road train stations
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • N/A

7.3.1. The proposed Flixton ward covers the Flixton neighbourhood and the south part of Woodsend. It runs from the Moorside Road Davyhulme border to the River Mersey, with the Ship Canal Salford border to the west and Urmston to the east.

7.3.2. The proposed ward has mixed land use, with predominantly semi-detached residential housing in the north of the area, interspersed with significant amounts of green space.

7.3.3. The proposed ward is home to Flixton Park, which is attached to the community green and former golf course creating a large open space for residents. There is significant green space at Wellacre Country Park and Jack

Lane Nature Reserve, comprising open land, woodland and lakes, which stretches to the Mersey Valley in the south west. The western edge of the ward along the canal is also private open land. Within the populated areas there is also Lytham Road Park and Woodsend Park, the latter of which has outdoor sports pitches and a children's play area.

7.3.4. The proposed ward is traversed by the Manchester to Liverpool railway line, and the area south of this is open space on former industrial land to the western side, with farmland and Flixton golf club to the eastern side.

7.3.5. The proposed ward contains the commercial centre of Flixton village around the railway station, with a small range of shops and pubs and the Flixton House wedding and events venue. There are small commercial areas in Woodsend at the Woodsend Road and Irlam Road junction, and at the Woodsend Circle junction. To the east a small commercial area is found on Church Road B5213 at the border with Urmston.

7.3.6. There are sports facilities in the proposed ward with Flixton golf club, Flixton Cricket & Sports Club, Shawe Road football ground (Trafford F.C.), outdoor pitches at Woodsend Park and Flixton Park, and a leisure centre.

Further community facilities in the area include two community centres, three allotments, and five churches. Secondary education for the western areas of Trafford is provided by Wellacre Academy and Flixton Girls School in the proposed ward.

7.3.7. The proposed ward is connected by one road across the Mersey in the south to the Manchester Road A6144, and the main routes of Flixton Road and Church Road heading into Urmston and Davyhulme which give access to Stretford and Manchester, and to the M60. Major bus routes provide access to Manchester City Centre, Trafford Centre, Partington, and

7.4. Urmston

Electorate Forecast	9358
Variance	7.30%
Boundaries	The proposed ward is bounded by Moorside Road/Winchester Road to the north, the M60 to the east up to the Carrington Spur junction, then the River Mersey to the south. The western border comprises the edge of Flixton golf club, along Church Road, then Chassen Road, and around Flixton Girls' School to Moorside Road.
Polling districts	<ul style="list-style-type: none"> 2FLA; 2FLB east; 2URD, 2URA; 2 URC; 2DEA south of Winchester Road.
Key public amenities	<ul style="list-style-type: none"> Urmston town centre Abbotsfield and Golden Hill Park Urmston Grammar School Chassen Road and Urmston train stations
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> 50-78 Higher Road, Urmston (31 Units)

7.4.1. Urmston is situated in the heart of the northern part of the Borough. It is split into three residential areas by the M60 motorway and a railway line. The Mersey Valley and the River Mersey form the southern boundary, with the residential areas of Stretford to the east and Flixton to the west.

7.4.2. Urmston is predominantly a residential area with Urmston Town Centre the biggest commercial centre. The town centre was redeveloped a number of years ago and there are plans for a redeveloped market site. It is located between the two main employment areas of Trafford Park and Carrington and is a popular residential area with commuters travelling both within Trafford and the Greater Manchester City Region.

7.4.3. The area around the train station, Crofts Bank Road, Railway Road and Flixton Road are at the hub of the Urmston community. It makes sense therefore to create a ward that has this area at its centre. It is the primary commercial centre for western Trafford, offering a wide range of supermarkets, shops, eateries, as well as office and industrial space. There are smaller commercial areas at the Moorside roundabout, along Flixton Road and Church Road towards the Flixton border.

7.4.4. The northern half of the proposed ward is dense residential housing surrounding the town centre, with a mixture of terraced and semi-detached stock. The south of the area is primarily green space, including woodland and meadowland open to the public such as Urmston Meadows and the Mersey Valley, and farmland and the large cemetery. Within the residential areas, green space is found at Abbotsfield Park, Golden Hill Park, and Willow Park.

7.4.5. Urmston residents use a number of different sports and recreation amenities, including a performing arts theatre and a performing arts school, and the large Urmston Sports Club in the north of the proposed ward. In respect of community facilities, there are three main allotments in the area, a large library, a community centre and events space, and seven places of worship.

7.4.6. Both the Chassen Road and Urmston railway stations lie within the proposed ward, on the Manchester to Liverpool line via Warrington. The eastern border of the ward is the M60, with the Carrington Spur junction in the south eastern corner providing easy access. Direct bus access is provided from Urmston to Partington, Trafford Park/Trafford Centre, Manchester City Centre, Stockport, and Sale/Altrincham.

7.5. Carrington and Partington

7.5.1. The current ward of Bucklow St Martins is part of Trafford's West locality. We would like the Commission to consider two alternative options for the warding of Carrington, Partington and part of Ashton upon Mersey in the west of Trafford. This covers a substantial area, including the two distinct residential communities and parishes of Carrington and Partington, as well as a number of existing and redundant industrial uses. These options are outlined below.

8. Central

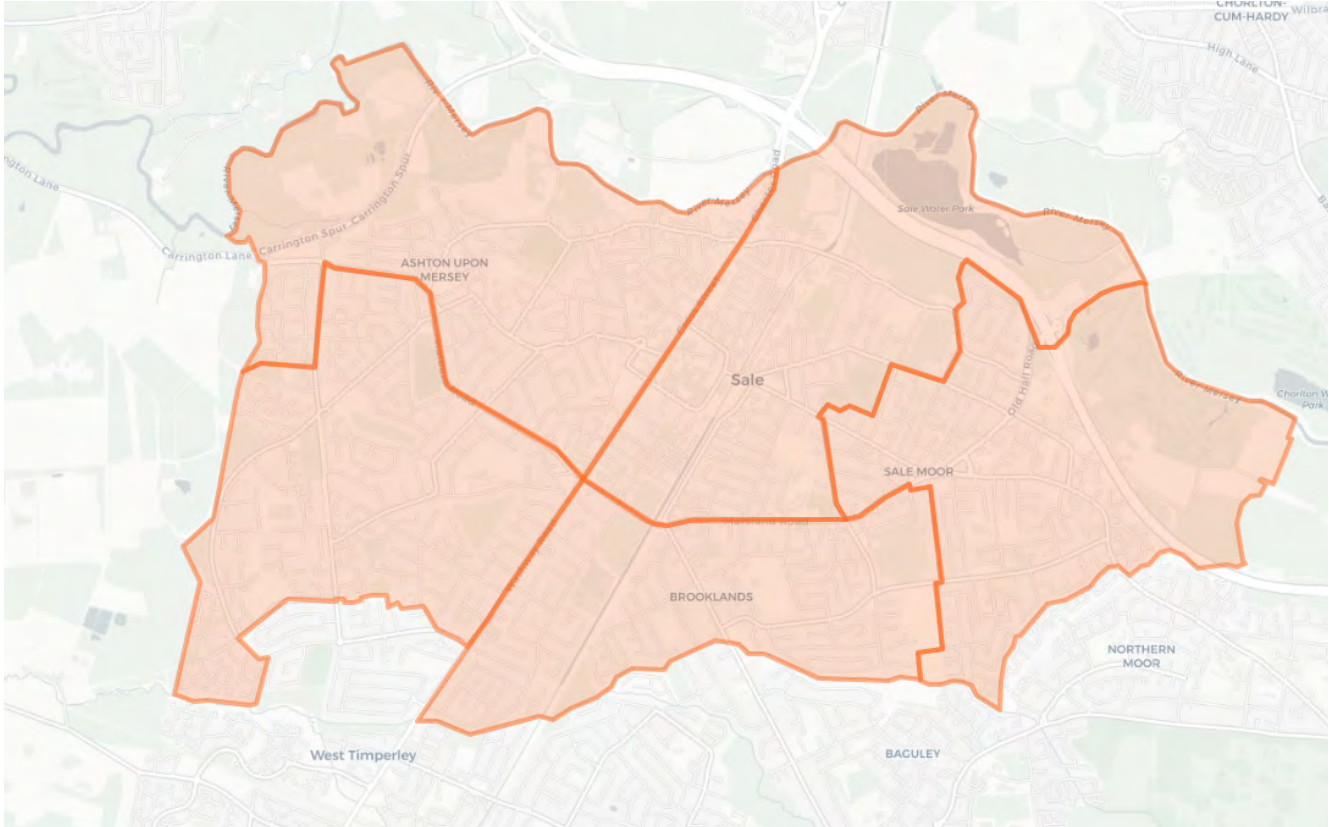


Fig.4: Proposed configuration of wards in Trafford's Central locality

8.1. Summary

8.1.1. The Central Neighbourhood is centred around the town of Sale. Sale is located south of the Mersey Valley and has a mostly suburban character. It is made up of a number of distinct communities, including Ashton-upon-Mersey, Brooklands, Sale Moor, the Sale West Racecourse estate and Sale Town Centre itself. The character of some of these areas is distinctive and preserved with Conservation Area status in two small areas at Ashton-upon-Mersey and Brogden Grove.

8.1.2. Transportation links to Stretford and Manchester to the north and Altrincham town centre to the south are good with the

Altrincham Metrolink line running north-south through the area. There are active travel links along the Bridgewater Canal which runs north-south through the area with further improvements to the walking and cycling network planned through the Bee Network programme.

8.1.3. The A56 runs parallel to the canal, and provides the main road route north to Stretford and south to Altrincham, and is a busy bus route providing public transport access to these locations and onwards to Manchester City Centre. It provides the border between the eastern and western wards of Sale and we advocate retaining this for the future wards.

8.1.4. In Sale East, Sale Town Centre is a key commercial, retail and leisure hub in Trafford. There are a number of local and district shopping centres in the area, including Sale Moor. Sale has a few small, industrial estates which offer valuable local employment opportunities.

8.1.5. In Sale West, the village of Ashton upon Mersey and the Manor and Racecourse estates constitute distinct residential areas. Further to the west, the town of Partington and the village are Carrington are separated from the rest of Sale West by about 3.5 miles. This report proposes two alternative options for the warding of Sale West for the Commission to consider.

8.1.6. To the north of Sale, the Mersey Valley provides an important green infrastructure resource including a wide variety of green spaces and sporting facilities for local communities, for example at Sale Water Park. The Bridgewater Canal provides habitat for wildlife as well as offering opportunities for recreation.

8.2. Carrington and Partington (Option A)

Electorate Forecast	6881
Variance	-21.09%
Boundaries	The proposed ward would cover the Civil Parishes of Carrington and Partington in their entirety. It is bounded by the River Mersey to the north and Manchester Ship Canal to the West, Red Brook and Sinderland Brook to the south, and the housing of Sale West to the east.
Polling districts	<ul style="list-style-type: none"> • 2BSA, 2BSB, 2BSC, 2BSD, 2BSE
Key public amenities	<ul style="list-style-type: none"> • Partington shopping precinct • Partington library and wellbeing centre • Cross Lane Park • Broadoak School
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • Carrington Village, (277 units) • Lock Lane, Partington (151 units) • School and Redbrook Public House, Oak Road (75 units) • Heath Farm Lane, Partington & Carrington, (148 units) • The Greyhound Public House, Partington (24 units)

8.2.1. The first option would be to create a ward comprising Carrington and Partington exclusively. These communities are distinct from the neighbouring communities in Sale West and their respective residential areas are approximately 3.5 miles apart. Moreover, Carrington and Partington residents primarily use the services and amenities in Partington.

8.2.2. This would create a ward that would initially have the lowest electorate in the Borough. We recognise that ordinarily such a ward would be unviable. However, due to considerable proposed housing development in this area, we would expect this ward's electorate to rebalance by 2030. Partington and Carrington populations will grow markedly during the 2020s and 2030s. The plans for the New Carrington development are outlined below.

8.2.3. The Carrington and Partington area is bounded to the west by the Manchester Ship Canal and to the north by the River Mersey. The proposed ward is home to the Manchester United, Stockport County, and Sale Sharks training grounds. It is characterised by large areas of agricultural green belt land including Carrington Moss. It also includes a large industrial complex, Carrington Power Station providing electricity to 1m homes in the area, and Carrington Business Park.

8.2.4. The New Carrington strategic plan includes the phased development of 4,300 homes by 2037 as well as the development of new commercial floorspace. This first phase of development is under construction and will be known as 'Carrington Village'. The scale of this development will have a transformational impact on the area and will provide enhanced services and facilities to the existing communities, helping to create a more mixed use sustainable community by reducing isolation through new transport and social infrastructure and improved access to green spaces.

8.2.5. Partington, a former small rural settlement (of which some historic buildings and features still remain) was transformed by significant house building in the 1960s and 1970s. Much of the housing in Partington is managed by Housing Associations and there are plans to improve the existing residential area with enhanced green infrastructure and active travel links. Carrington and Partington are relatively isolated communities that experience some of the highest levels of unemployment in Trafford.

8.2.6. The redevelopment of the local centre and new community facilities has provided enhanced services and facilities to the Partington community, which now is home to two community centres, a children's centre and health centre, as well as a secondary school - Broadoak. There are a range of leisure and sport facilities in the proposed ward, including Partington Sports Village, Cross Lane Park home to grass sports pitches, a skate park and BMX track, and Moss View Playing Field.

8.2.7. Transport infrastructure in the Carrington and Partington area is limited and this contributes to the isolated feeling of the area. Likewise, access to the regional centre and other parts of Trafford is limited. Plans are being developed, in consultation with the community, for a new Carrington Relief Road which would help to ease congestion. Further improvements are planned to highways, public transport and active travel infrastructure that will improve connectivity.

8.2.8. Officers recognise that this proposed ward would create greater electoral inequality initially. However, this issue would be addressed by 2030 and we envisage that this will become one of the largest wards in Trafford in the 2030s.

8.2.9. From the perspective of councillor representation, a separate Carrington and Partington ward is more reflective of the communities in both parishes and of those in Sale West, whose residents have a stronger community identity to Ashton upon Mersey and Sale and who predominantly use the public services of Sale.

8.2.10. Finally, in terms of effective local government, there are already instances of service delivery from the council and its partners providing distinct services to Partington and Carrington separately due to their geographical isolation.

8.3. Ashton upon Mersey (Option A)

Electorate Forecast	9279
Variance	6.41%
Boundaries	The proposed ward is bounded by Carrington parish to the west, the River Mersey to the north, and Washway Road A56 to the east. The southern border follows Harboro Road/Carrington Lane A6144, Manor Avenue down to Manor Academy School and the Carrington parish border.
Polling districts	2BSF (part); 1AMA; 1AMB; 1AMC
Key public amenities	<ul style="list-style-type: none"> Ashton Park Ashton on Mersey village centre
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> Former Trafford Magistrates Court, Ashton Lane, (84 units) 77-79 Cross Street (31 units)

8.3.1. The proposed Ashton upon Mersey ward covers the northern part of the Ashton upon Mersey community, with dense residential housing in the south of the area, and green space in the north. Ashton on Mersey village centre is found in the middle of the proposed ward, which provides a small commercial centre for residents with shops, pubs, and other amenities. The housing stock in the area is primarily semi-detached, with terraces found in the estate east of Manor Avenue, and some apartment buildings found in the east by Sale town centre.

8.3.2. The eastern edge of the proposed ward is Washway Road/Cross Street A56, which is a strip of commercial activity, and the proposed ward takes in the western edge of Sale town centre at Ashton Lane. Therefore a small proportion of Sale's office floorspace, some eateries and a gym are found in the proposed Ashton upon Mersey ward. In the north east of the area next to the motorway junction there is a commercial-industrial area with trades stores, a hotel, large office complex, and a restaurant.

8.3.3. The green space in the northern part of the proposed ward is comprised of the Mersey Valley, the Ashton golf course and the open land surrounding it. Within the residential areas, Ashton Park and Dainewell Park are primary areas of greenery for residents. There is also however a large range of outdoor sports facilities in the proposed ward, Mersey Valley Sports Club, the Golf Club, Ashton Cricket Club, Ashton Hall Equestrian Centre, Ashton Football Club, and Trafford MV Rugby Club all found in the north of the area, and there are public grass pitches at Ashton Park and Dainewell Park.

8.3.4. The proposed ward is connected directly to both Junction 7 and 8 of the M60, the A6144 provides the primary route to Carrington and Partington, and A56 for access north to Stretford and Manchester, and south to Altrincham.

8.3.5. Bus services from Ashton village run to Sale, Altrincham, and south Manchester; and from the A56 corridor rapid services to Trafford Centre, Manchester City Centre and Altrincham. The Altrincham-Manchester tram line is located just outside the proposed ward boundary and is easily accessible to residents in the east of the area.

8.4. Manor (Option A)

Electorate Forecast	9444
Variance	8.30%
Boundaries	The proposed ward is bounded by Carrington parish to the west, to the north by Manor Academy School and Manor Avenue and then Harboro Road/Carrington Lane A6144 to Washway Road A56. The eastern border follows the A56 to Woodhouse Lane. The southern border the follows Woodhouse Lane, Meadway, Cherry Lane, and then following around the Newgate Road estate (polling district 1SMC)
Polling districts	<ul style="list-style-type: none"> • 1SMA, 1SMB, 1SMC, 2BSF (part)
Key public amenities	<ul style="list-style-type: none"> • Ashton on Mersey School • Sale West Community Centre
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • Sale West Estate, Cherry Ln, Woodhouse Ln And Manor Ave (79 units)

8.4.1. The proposed Manor ward is densely populated and suburban in character. The eastern boundary is the A56 (Washway Road) with Brooklands, the western boundary is Dainewell Woods from Carrington parish; to the south lies the areas of Broadheath and West Timperley, and to the north lies Ashton on Mersey. The proposed ward would retain the borders of the current St. Mary's ward, with the addition of the area South of Carrington Lane and east of Manor Avenue. It is felt that the name Manor better represents the ward than St. Mary's.

8.4.2. The proposed Manor ward is largely built up with dense residential housing, split into two areas. The semi-detached areas east of Manor Avenue represent some of the least deprived areas of Trafford, and the terraces to the west of Manor Avenue by contrast represent one of the most deprived - this area, the racecourse estate, is predominantly social housing and encircles Sale West Park and Sale

West Community Centre, and stretches to Cherry Lane/Woodhouse Lane in the south. It is proposed to retain the small estate to the south of Woodhouse Lane and around Newgate Road within the proposed ward. These streets are better connected with the rest of the Manor area than with Broadheath to the south.

8.4.3. Despite being a very urban area, there are some pockets of green space. In the north of the proposed ward there are the wooded areas of Firs Plantation and Brook Wood, and the parks of Weathercock Farm and Goodwood Field that offer grass sport pitches. In the Racecourse estate there is Sale West Park and Community Garden, and neighbouring Dainewell Woods in Carrington. To the east of the ward there are the Selsey Avenue Playing Fields.

8.4.4. The main community and commercial areas of the proposed ward are found in the north around Bodmin Road and Sidmouth Road, where a health centre, post office, shops and takeaways are found. In the Racecourse estate a pub, health centre, community centre with café and youth centre are found. In the south of the area at Coppice Avenue there is a small commercial and community area with shops, and a pub, library and wellbeing centre just over the border in Broadheath.

8.4.5. For many residents the A56 strip provides their nearest facilities. Within this section of this proposed ward a social club/ community centre, church and events space, nursery, shops, dentist and vets are found.

8.4.6. A major feature of the proposed ward is the large Ashton on Mersey School and Sixth Form, which provides secondary and post-16

education to the majority of young people in the Ashton upon Mersey, Manor, West Timperley, and Broadheath areas. Manor ward as proposed is also home to Brentwood Special School and College, for ages 11-25, and Manor Academy, for ages 11-19, for pupils with a range of learning difficulties and additional needs. These are the main special schools for the wider Sale area.

8.4.7. The proposed ward is connected by road to Partington and the M60 through the A6144, and to the areas of north and south Trafford through the main A56 thoroughfare. Direct bus routes in the proposed ward link to south Manchester and Altrincham, and from the A56 bus corridor fast connections to Stretford, Manchester City Centre and the Trafford Centre, and south to Altrincham. Similarly to the Ashton upon Mersey ward, residents in the east will find easy access to the Altrincham-Manchester tram line across the border in Brooklands.

8.5. Bucklow St. Martin's (Option B)

Electorate Forecast	8454
Variance	-3.05%
Boundaries	As 8.2, plus the Ashton upon Mersey residential area north of the Manor Academy, Tavistock Road and to the west of Hawthorn Lane and Brayton Avenue.
Polling districts	2BSA, 2BSB, 2BSC, 2BSD, 2BSE, 2BSF

8.5.1. If the Commission consider the Carrington and Partington ward proposal to be unsuitable, we would suggest retaining the current Bucklow St Martins ward boundaries as the alternative.

8.5.2. Bucklow St. Martins is currently the second largest ward in the Borough. The alternative proposal for this area is to retain the current ward, which includes 1573 electors from Ashton upon Mersey.

This boundary would ensure that its electorate is within the acceptable variance for Trafford.

8.5.3. However, there is a consensus that the section of north-west Ashton upon Mersey (Polling District 2BSF) currently included in Bucklow St. Martins is tangential to the rest of the ward. It is situated more than three miles away from the rest of the current residential area in the ward. Moreover, its residents use the public services and amenities of Sale West, as opposed to those of Partington.

8.6. Ashton upon Mersey (Option B)

Electorate Forecast	8085
Variance	-7%
Boundaries	Retains current boundaries The proposed ward is bounded by Carrington parish to the west, the River Mersey to the north, and Washway Road A56 to the east. The southern border follows Harboro Road/Carrington Lane A6144, Manor Avenue down to Manor Academy School and the Carrington parish border.
Polling districts	1AMA; 1AMB; 1AMC

8.6.1. In the event of retaining the current Bucklow St. Martin's ward boundaries, we advocate retaining the current Ashton upon Mersey boundaries.

8.7. Manor (Option B)

Electorate Forecast	9065
Variance	3.96%
Boundaries	The proposed ward is bordered to the north by Manor Academy School, Manor Avenue, and Carrington Lane-Harboro Road A6144 until it meets Washway Road A56. Washway Road A56 forms the proposed ward's eastern border until it meets Woodhouse Lane. The southern border follows this to Meadway, along Coppice Avenue, Cherry Lane, Sale Public Footpath, and Sinderland Brook. The eastern border follows from the brook due north alongside the built up area, then following the borders of Carrington parish to Manor Academy School.
Polling districts	1SMA; 1SMB (part); 1SMC; 2BSF (part)

8.7.1. As above, if the current Bucklow St. Martin's and Ashton upon Mersey ward boundaries are retained then we advocate retaining the most current St Mary's ward boundaries for the newly titled Manor ward with the slight change to the 1SMB border around Woodhouse Lane.

8.8. Sale Priory

Electorate Forecast	8250
Variance	-5%
Boundaries	The proposed ward is bounded by the River Mersey to the north, the A56 to the west, and Marsland Road A6144 to the south. The eastern border follows Derbyshire Road, around Worthington Park, Broad Road, Temple Road, around the edge of Priory Gardens and across the motorway and tram line to meet the river.
Polling districts	<ul style="list-style-type: none"> • 3PRA, 3PRB (part), 3PRC, 3PRD
Key public amenities	<ul style="list-style-type: none"> • Sale Town Centre • Sale Leisure Centre • Waterside Arts Centre and Sale Library • Sale Water Park
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • Mayfield house, Danefield Road and the Lodge, Dane Road (29 units) • Crossford Court, Dane Road (96 units) • Chester House, 150-154 Cross Street (24 units) • The Square Shopping Centre Development, Sale (202 units)

8.8.1. The proposed Sale Priory ward is bounded to the north by the River Mersey and to the east by the residential areas of Sale Moor; Ashton on Mersey lies to the west and Brooklands to the south. The M60 motorway, A56 Chester Road and the Bridgewater Canal all run through the proposed ward.

8.8.2. The proposed ward is primarily residential, with semi-detached stock in most of the area, and a number of terraces in the western area of the ward between Bridgewater Canal and the A56. There are also a small number of apartment buildings around Sale town centre.

8.8.3. Sale town centre is the primary commercial centre for central Trafford, with a wide range of retail, leisure and hospitality businesses as well as office space. Further, there are plans to redevelop The Square Shopping Centre to create new retail and leisure areas. The town centre is home to the Sale Waterside civic and arts complex including the old Town Hall, Sale library, and Waterside arts centre. The town centre is also home to the town's leisure centre.

8.8.4. The northern part of the proposed ward contains Sale Water Park, a regional centre for water sports and recreation whose popularity is ever growing and which is the base for volunteering and practical conservation projects across Trafford.

8.8.5. The area also contains the small Dane Road Industrial Estate to the north west

8.8.6. Whilst an urban area, there is green space including Kelsall Street Park, Walkden Gardens, Worthington Park, Winstanley Road allotments, and Priory Gardens. There are also outdoor sports facilities in the area, with the Clarendon Playing Fields, Crossford Bridge Playing Fields including the Sale Harriers athletic track and Sale United football ground, Sale Sports Club with tennis courts and a cricket field.

8.8.7. The southeast corner of the proposed ward contains Sale Grammar School, providing secondary education on a selective basis to the surrounding area.

8.8.8. The proposed ward is well connected with the Sale and Dane Road tram stations within the ward boundary, on the busy Altrincham-Manchester line. The M60 passes through the ward, with Junction 6 at the ward's edge giving easy access to the motorway network for residents. The A56 runs along the ward's western border and provides direct access north to the Trafford Centre, Stretford, and Manchester, and south to Altrincham by both car and bus.

8.8.9. The only recommended change from the current ward boundaries is to transfer the small residential estate to the north of Dane Road from Sale Priory to Sale Moor as this will help balance the electorates in the neighbouring wards.

8.9. Sale Moor

Electorate Forecast	8552
Variance	-1.93%
Boundaries	The proposed ward is bounded by the border with Manchester from Jackson's Bridge at the River Mersey to Sale High School. The border then follows Conway Road, Marsland Road A6144, Derbyshire Road, around Worthington Park, Broad Road, Temple Road, around the edge of Priory Gardens and across the motorway and tram line to meet the river.
Polling districts	<ul style="list-style-type: none">• 3SA, 3SB, 3SC
Key public amenities	<ul style="list-style-type: none">• Sale Moor village centre• Sale Golf Club
Planned housing developments (>30 electors)	<ul style="list-style-type: none">• 319-365 Norris Road, Sale (29 Units)

8.9.1. The proposed Sale Moor ward is situated to the east of the Borough and shares a large part of its boundary with Manchester. It largely retains the existing ward boundaries with the addition of the small residential estate to the north of Dane Road.

8.9.2. Its northern boundary is the River Mersey by Sale Golf Course. The remaining boundaries are adjacent to residential areas on Northern Moor in Manchester and Sale Priory and Brooklands wards in Trafford. The M60 motorway and parallel tramline runs through the proposed ward and separates the main residential area from Sale Golf Course and the Mersey Valley.

8.9.3. The proposed ward is urban in character with dense residential housing in all areas south of the motorway, with a mixture of semi-detached housing in the north and centre of the area, and terraces nearer the border with Northern Moor in Manchester of which many are social housing. These areas are the most deprived in the eastern Sale neighbourhood.

8.9.4. The heart of the proposed ward is the Sale Moor village centre, which provides shops, pubs, takeaways, and other amenities. There is currently redevelopment of the commercial offer on Norris Road in partnership with Trafford Housing Trust, the largest social housing provider in the borough.

8.9.5. There is limited green space in the area. To the south there is a park and play area at Norris Road, and grass sport pitch at Budworth Road used by cricket and children's football teams, and a small area of community green space south of Sale High School. To the north there are some green areas off Temple Road and around Old Hall Road approaching the motorway junction. Across the motorway lies Sale Golf Club and the western edges of Wythenshawe Sports Ground owned and operated by the University of Manchester - the majority of this site sits across the border in Manchester.

8.9.6. The proposed ward is well connected by road, through the M60 to the motorway network, via Sale Road to Northenden and south Manchester, and multiple routes to the A56 in the neighbouring ward of Sale Priory.

8.9.7. The tram station of Sale Water Park sits at the northern perimeter of the proposed ward for access to the Water Park and Sale Golf Club, and the station of Northern Moor just across the border in Manchester is convenient for residents in the surrounding area with direct link to Wythenshawe and Manchester Airport to the south, and to Manchester City Centre in the north.

8.10. Brooklands

Electorate Forecast	8067
Variance	-8%
Boundaries	The proposed ward is bounded by Washway Road A56 to the west, Sinderland Brook and Baguley Brook to the south, and Marsland Road A6144 to the north. The eastern border with Sale Moor is demarcated by Conway Road and Croft Road at Sale High School.
Polling districts	<ul style="list-style-type: none"> • 3BLA, 3BLB, 3BLC, 3BLD, 3BLE
Key public amenities	<ul style="list-style-type: none"> • Moor Nook Park, Walton Park • Brooklands Sports Club • Brooklands village centre
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • N/A

8.10.1. The proposed ward of Brooklands retains the current ward boundaries. It is bounded by the A56 to the west, by the Sinderland and Baguley Brooks to the south (which border with Timperley and Baguley in Manchester), and by Sale Moor to the east and Sale town centre to the north.

8.10.2. Bridgewater Canal and the parallel tram line runs through the area. Brooklands is urban in character with relatively dense semi-detached housing throughout.

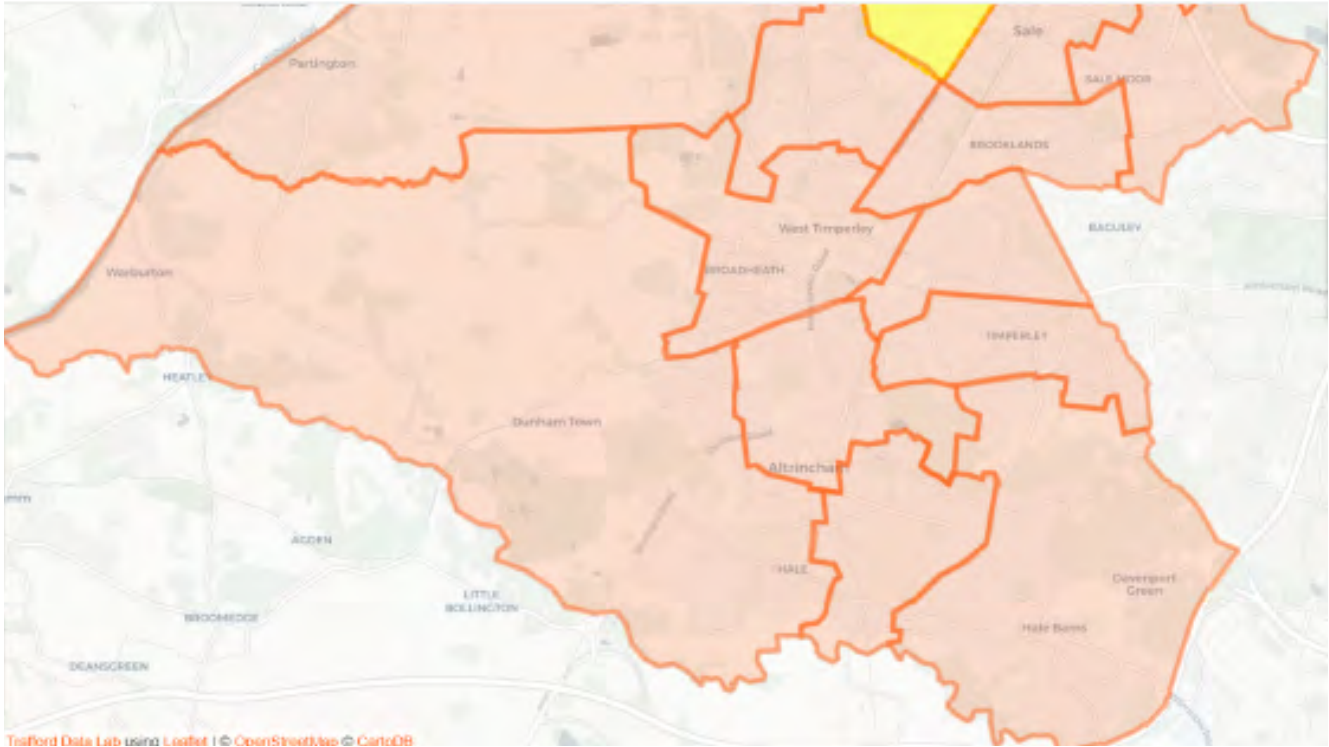
8.10.3. The proposed ward enjoys a number of sports facilities, with pitches at Moor Nook Park, Smiths Field, and Walton Park, the latter of which is home to Trafford Rowing Club. The substantial Brooklands Sports Club is in the proposed ward, as is Heywood Road rugby ground. The other open spaces in the area include Moor Nook Park and Walton Park, and the large Sale Cemetery.

8.10.4. The heart of the proposed ward is the Brooklands community and commercial centre on Marsland Road to the east of the tram station, with a range of amenities, shops, pubs, cafés and takeaways. At the western edge of the proposed ward, there are facilities along the A56 strip including Sale's large events space 'LifeCentre', shops, a post office and a social club.

8.10.5. The proposed ward also contains Sale High School, which provides the main non-selective secondary education establishment for eastern Sale pupils and many from Timperley and beyond.

8.10.6. Transport connections for the proposed ward are good. Brooklands tram station in the west of the area on the Altrincham-Manchester line. It is connected by road through the A6144 east to Sale Moor and the M60 and west to Ashton upon Mersey. The A56 links Brooklands to Altrincham in the south and Stretford and Manchester in the north. Direct buses run in the proposed ward to Sale, Altrincham, Eccles and the Trafford Centre, Wythenshawe and Manchester Airport, and express services to Manchester City Centre run regularly along the A56 corridor.

9. South



9.1. Summary

9.1.1. The South neighbourhood is centred on Altrincham, which is a Trafford's largest town. It's at the hub of south Manchester's modern transport infrastructure, complemented by an integrated rail, Metrolink and bus Interchange. It also acts as the commercial centre for the area. It has an historic market quarter, and has undergone significant regeneration over recent years, which has turned round the town centre, increased footfall and significantly reduced the number of empty shops. Further investment is planned over the next five years.

9.1.2. Altrincham, as a place, is comprised of a number of neighbourhoods, including Broadheath, Brooklands, Timperley and Broomwood (which is part of Timperley South ward and is ranked among the 10% most deprived areas in the country). To the north of the town centre is a mixed suburban area, characterised by semi-detached housing, the historic Linotype Conservation Area, retail/commercial centres and industrial land, most notably the Broadheath industrial area. To the south are the residential suburbs of Bowdon, Hale and Hale Barns, many of these are also Conservation Areas. The south also includes the parishes of Warburton and Dunham Massey to the south west.

9.1.3. The town centre has undergone significant public realm improvements in recent years and it is a popular location for shopping and has a vibrant night time economy.

9.1.4. There are a number of shopping areas including Hale and Hale Barns. The area features extensive open land including Green Belt land, which in the east separates Hale from Timperley and, in the south, separates Trafford from Cheshire East (at the River Bollin).

9.1.5. The area is served by good links to the motorway network and Manchester Airport, with the A56 running north-south through it and the A560 and A538 running east-west. The Bridgewater Canal runs north-south through the area and provides habitat for wildlife as well as offering opportunities for recreation and active travel through walking and cycling.

9.2. Broadheath

Electorate Forecast	8974
Variance	2.91%
Boundaries	The proposed ward would be bound by the Bridgewater Canal to the south and east. It would follow Sinderland Brook until the A56. The northern border follows Woodhouse Lane and Cherry Lane. The ward is bounded by the Dunham Massey parish border to its west.
	<ul style="list-style-type: none"> NB/ The small Newgate Road estate has been omitted from Broadheath as its residents are more connected with the community in the neighbouring Manor ward.
Polling districts	<ul style="list-style-type: none"> 1BHA; 1BHB; 1BHC; 1BHD; 1BHE
Key public amenities	<ul style="list-style-type: none"> Altrincham Business Park and Stag Industrial Estate Altrincham and Atlantic Street Retail Parks Woodheys Park
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> N/A

9.2.1. Broadheath has grown substantially since Trafford last underwent a Boundary Review. The revised ward would mostly entail the area of Broadheath to the north and west of the Bridgewater Canal. The proposed Broadheath ward is a mixed area of residential housing, industrial and retail park, and some areas of green space. The residential stock is medium density semi-detached throughout the ward.

9.2.2. The proposed ward is divided by key features, the former railway line, which is now open space, and Sinderland Brook, both running east-west, and the A56 running north-south. However the proposed ward, and Broadheath community, is also bounded by notable features of the Bridgewater Canal to the south and east, and Dunham Massey parish to the west; thus creating a coherent and established community.

9.2.3. Broadheath has grown significantly with major regeneration, both to the commercial offering with the new retail parks, and most recently at Stamford Brook where the National Trust in partnership with Bryant Homes and Redrow Homes built just over 700 new energy efficient homes, developed new community woodland and undertook a major river restoration project. A new Broadheath Community Centre also opened in the area.

9.2.4. The south of the proposed ward contains the primary industrial and retail park area of southern Trafford, with Stag Industrial Estate, Altrincham Business Park, Altrincham Retail Park, Bridgewater Retail Park, and Atlantic Street Retail Park all situated together and employing thousands of people in the borough.

9.2.5. There is green space found throughout the area, including the former railway line, Woodstock Park in the south of the ward, West Timperley Nature Reserve next to the Canal and the Salisbury Road football pitches. The proposed ward has a large contiguous green space in its centre, running from the open land at the western border, taking in the new Stamford Brook Community Woodland, Sinderland Brook, a community green and play area at Broadheath Community Centre, Woodheys Park, and De Quincey Park at its eastern border.

9.2.6. Alongside the community sport pitches, there are multiple leisure amenities in the proposed ward including several gyms, a dedicated children's swimming pool, as well as indoor golf, tennis, bowling and equestrian facilities.

9.2.7. The proposed ward is home to Trafford College's Altrincham Campus, a large further education college providing courses to young people and adults from a large surrounding area.

9.2.8. With the A56 in the proposed ward, road transport links are provided to Altrincham in the south, and north towards Sale, Stretford and Manchester. It is also home to the rapid bus corridor that provides direct access to Altrincham, Wythenshawe, Stretford, Sale, Manchester City Centre and the Trafford Centre by public transport. The Timperley tram station lies on the edge of the proposed ward with fast services on the Altrincham-Manchester line.

9.3. Timperley North

Electorate Forecast	8839
Variance	1.36%
Boundaries	The proposed ward is bordered by Fairywell Brook and Baguley Brook to the north, the border with Manchester of Brooklands Road to the east. The Bridgewater Canal serves as the western border
	<ul style="list-style-type: none"> The south-western border is Timperley Brook and then follows Brook Lane northwards until the railway line. The railway line then forms the remainder of southern border
Polling districts	<ul style="list-style-type: none"> 1BHF; 1TIB* (north of railway); 1TIA; 1VIB*(north of railway); 1VIC; 1VIA
Key public amenities	<ul style="list-style-type: none"> Timperley commercial centre (border) Beech Fields Timperley Tram Station (border)
Planned housing developments	<ul style="list-style-type: none"> N/A

9.3.1. The proposed Timperley North ward is an urban ward covering the northern half of the Timperley neighbourhood. It is bordered to the east by the Manchester suburb of Baguley, Brooklands to the north and the Broadheath/ West Timperley area to the west. Fairywell Brook runs through the northern part of the proposed ward, and the railway line serves as the southern border.

9.3.2. The majority of the residential stock is made up of semi-detached housing, and the proposed ward is one of the more affluent in the borough.

9.3.3. The proposed ward runs to the train line, where it meets Timperley South, which makes up the community and commercial core of the Timperley community. There is a range of businesses, shops, pubs, and community facilities such as Timperley Library.

9.3.4. There are significant further sport facilities including the large Beech Fields sport pitches in the east

9.3.5. There are good transport links in the proposed ward to Altrincham and via the A560 to South Manchester and the motorway network. The bus network offers direct connections to Sale, Altrincham, Stockport and Wythenshawe/Manchester Airport. The western edge of the proposed ward is home to Timperley tram station, on the Altrincham-Manchester line offering regular services.

9.4. Timperley South

Electorate Forecast	8792
Variance	0.83%
Boundaries	The railway line to the north, Brook Lane and Timperley Brook to the west, and the border with Manchester the east. The southern border runs along Stockport Road until Thorley Lane and then runs around the Broomwood estate.
Polling districts	<ul style="list-style-type: none"> • 1TIC; 1TID; 1TIB* (around athletics track); 1VID; 1 VIE* (Strip north of Shaftesbury Ave); 1VIB* (south of the railway)
Key public amenities	<ul style="list-style-type: none"> • Timperley high street • Buckingham Way Park, Pickering Lodge Park, Larkhill Park and Timperley Green
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • Pictor Academy School • 405 Stockport Road and Car Park (29 Units) • Carrfield Road and Mossfield Road (30 Units)

9.4.1. The proposed Timperley South ward is a largely residential ward covering most of the area south of the railway of the Timperley neighbourhood.

9.4.2. The residential areas of the proposed ward are mixed, with the western half of the ward being more affluent with semi-detached housing stock, and the eastern half with greater pockets of deprivation such as the Broomwood estate, and largely terraced housing.

9.4.3. The ward runs up to Stockport Road B5165, the high street of Timperley and its community and commercial core. The village centre is home to a variety of shops, pubs, and cafés, and nearby the Larkhill community centre.

9.4.4. The Broomwood estate has nearby amenities, including the Community Wellbeing Centre, shops and a medical centre.

9.4.5. There are pockets of community green space in the proposed ward, such as Broomwood Park, Buckingham Way Park and Pickering Lodge Park, Larkhill and Timperley Green. The Timperley Recreation Ground with a dedicated athletics track and adjoining tennis club.

9.4.6. The proposed ward is home to Pictor Academy, a specialist special school for children aged 2-11 with special education needs which provides this service for the wider South Trafford community.

9.4.7. The A560 runs through the proposed ward, to Wythenshawe and the M56 to the east and Altrincham town centre to the west. There are several bus routes, with regular direct services to Stockport, Wythenshawe, Altrincham, and Manchester Airport.

9.5. Altrincham

Electorate Forecast	8017
Variance	-8.06%
Boundaries	The proposed ward is bordered by the Bridgewater Canal to the north. The western borders runs south from the Bridgewater Canal along North Cestrian school fields, Gorsey Lane and St Margaret's Road. The proposed ward is bound by Timperley Brook to the east until Stockport Road, the border then follows the perimeter of Altrincham Golf Course and around Bishop Thomas Holford school. The southern borders starts at the Woodville Road and St Margaret's Road junction and runs east along Woodville Road, St Johns Road border, Hale Road, until the train line. The southern border continues north along the train line until Lloyd Street and Manor road, until Moss Lane
Polling districts	1ALA; 1ALC; 1ALD; 1ALE* (except residential area south of Bishop Thomas Holford school), 1ALF, 1BDC* (North of St. John's Road).
Key public amenities	<ul style="list-style-type: none"> • Altrincham town centre • Altrincham Interchange and Navigation Rd tram station • Altrincham hospital • Altrincham Leisure Centre, Altrincham golf course and Timperley Sports Centre • Altrincham library. • John Leigh park • Loreto Grammar School, North Cestrian School and Blessed Thomas Holford Catholic College
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • Norman Road, Altrincham (52 Units) • Wharf Road, Altrincham (49 Units) • Oakfield Road / Moss Lane (59 Units) • 46 - 50 Railway Street Altrincham (29 Units) • Regent Road Car Park, Altrincham (70 Units) • Clarendon House, Stamford New Road (60 Units) • 80 St Johns Road, Altrincham (80 Units)

9.5.1. The proposed ward of Altrincham covers the urban core of the town of Altrincham, including its prime office space, retail and hospitality offerings, and community facilities such as Altrincham Hospital, Library, Health & Wellbeing Centre, and Market.

9.5.2. Altrincham is the key regional centre for south Trafford, and as such takes up much of the proposed ward. As opposed to the present situation, this proposed ward brings the whole commercial centre; approximately bounded by the A56/A560, Oldfield Road, and Hale Road; into one ward.

9.5.3. As well as the increasing number of apartments in the town centre itself, the area around Navigation Road includes higher density housing, there is some less dense detached housing to the north/west around John Leigh Park and Loreto Grammar School.

9.5.4. There are key leisure facilities within the town centre and proposed ward such as a leisure centre, ice rink, cinema and Altrincham golf course. Major developments have taken place within the proposed ward over recent years including a new transport interchange, hospital and health and wellbeing hub alongside significant investment in the Market House and public realm.

9.5.5. There is further green space within the area with John Leigh Park to the west of the town centre.

9.5.6. There are a number of secondary education establishments within the proposed ward, Loreto Grammar School, North Cestrian School, and Blessed Thomas Holford Catholic College.

9.5.7. The proposed ward includes Navigation Road Metrolink station, which services passengers from northern Altrincham and west Timperley. Altrincham Interchange is the primary transport connection in the area. It acts as the terminus of the Altrincham-Bury and Altrincham-Manchester Piccadilly tram lines, and as a stop on the Mid-Cheshire Line from Chester to Manchester Piccadilly via Stockport. It also comprises a major bus station with five platforms servicing 29 routes.

9.5.8. The proposed ward is well connected by road to its surrounding areas, and the A56/560 runs through giving direct access north to Sale, Stretford and Manchester City; east to Wythenshawe and the M60; and south to the M56 and Cheshire. The Hale Road A538 at the proposed ward's southern border runs directly to Manchester Airport via the area of Hale and Hale Barns.

9.6. Bowdon

Electorate Forecast	8902
Variance	-2.09%
Boundaries	<p>The proposed ward is bounded by the border with Warrington - the Manchester Ship Canal - and then Red Brook which form the border of the parish of Warburton. The boundary then follows the border of Dunham Massey parish until the Oldfield Brow estate, which runs to the North Cestrian playing fields and then runs south to St. Margaret's Road.</p> <p>The proposed ward then follows Gorsey Lane until St Johns Road. The border runs south from Altrincham Baptist Church where it follows the existing ward boundary south until the Cheshire East border of the River Bollin, and then follows the river until it reaches the Manchester Ship Canal</p>
Polling districts	1BDC; 1BDA; 1BDB; 1BDD; 1BDE; 1BDF; 1ALB
Key public amenities	<ul style="list-style-type: none"> • Bowdon village centre • Dunham Massey Country Park and National Trust estate • Denzell Gardens / Devisdale • Altrincham Grammar School for Girls • Apsley Grove Park • Springbank Park
Planned housing developments (>30 electors)	<ul style="list-style-type: none"> • N/A

9.6.1. As proposed Bowdon is geographically the largest ward in Trafford and is a combination of several small, rural villages surrounded by open countryside, including Dunham Massey Country Park and by more densely populated residential areas around Bowdon. The proposed ward includes the Oldfield Brow estate, which runs contiguously with the other residential areas of the ward.

9.6.2. Much of the area is thinly populated, and contains the historic rural settlements of Dunham, Dunham Woodhouses and Warburton. The proposed ward would retain the entirety of the Dunham Massey and Warburton parishes within it.

9.6.3. The majority of the proposed ward is owned by the National Trust as part of the Dunham Massey Estate, which is a fantastic asset for the residents of the Borough. Dunham Massey Park is the National Trust's most popular attraction in the North West with over 300,000 visitors each year. The Estate includes Dunham Massey Hall and a deer park.

9.6.4. The area is a significant green wedge of land linking the wider countryside of Cheshire East and Warrington right up to the urban edge of Trafford. Most of Trafford's farms and best agricultural land are located here, with most of it still being farmed, albeit with reduced employment levels.

9.6.5. The area of the ward to the east of the proposed ward is more densely populated, with significant semi-detached residential development around Bowdon village and running to Hale village centre at the eastern border.

9.6.6. The main road through this area is the A56 linking Altrincham town centre to the M56 just beyond the Trafford border at the Bowdon Interchange. Additionally the A6144 runs through Warburton village, linking Partington to the north with Lymm to the south.

9.6.7. Public transport access to the Regional Centre and Trafford's town centres, however, is limited, thereby creating relatively isolated communities. Both the Bridgewater Canal and the Trans-Pennine Trail run through the area, offering opportunities for recreation and active travel through walking and cycling.

9.7. Hale

Electorate Forecast	8199
Variance	-5.97%
Boundaries	<p>The proposed ward is bounded by the River Bollin to the south. Its eastern border follows Delaney Road, Park Road and Tolland Lane. The northern border starts at the corner of Manor Road and Moss Lane, it follows east along Moss Lane and Urban Road until Welman Way. The border then is drawn as a perpendicular line to Timperley Brook and around the residential area until Altrincham golf club. Grove Park fields are included in the ward.</p> <p>Its western border with Bowdon is from Altrincham Baptist Church to Marlborough Road and around Altrincham Grammar School for Boys and then south to the River Bollin.</p>
Polling districts	1HCA, 1HCB, 1HCC, 1HCD, 1ALE* (South of Bishop Thomas Holford College)
Key public amenities	<ul style="list-style-type: none"> • Hale village • Altrincham Grammar School for Boys • Hale Train Station
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • Brown Street Car Park (22 Units)

9.7.1. The proposed Hale is a densely populated ward located to the south east of Altrincham town centre. It is bounded to the south by the River Bollin and to the north by Altrincham Golf Course and by the residential areas of Hale Barns and Bowdon to the east and west.

9.7.2. The heart of the proposed ward is Hale village which enjoys a good variety of independent shops and bars and restaurants. Hale village includes Hale railway station on the Mid-Cheshire Line from Chester to Manchester Piccadilly via Stockport. The village also enjoys sports facilities and community facilities such as Hale library and St Peter's Church.

9.7.3. The proposed Hale ward is largely residential. It contains Stamford Park which is a registered Park of Special Historic Interest. The proposed ward includes Altrincham F.C.'s Moss Lane football ground.

9.7.4. The proposed ward includes Altrincham Grammar School for Boys, a selective secondary school for students from across south Trafford.

9.8. Hale Barns

Electorate Forecast	8457
Variance	-3.02%
Boundaries	The proposed Hale Barns ward would be bounded by the border with Cheshire East - the River Bollin - and the border with Manchester - the M56 motorway and the Fairywell Brook. To the north, the proposed ward starts at the corner of Wood Lane and Shaftesbury Avenue and runs east until Thorley Lane, it runs south briefly before continuing east on Mainwood Road, south on Nethercroft Road and Chatsworth Close, along Ridgeway Road and around the Broomwood estate. Its western border with Hale follows Delaney Road, Park Road and Tolland Lane.
Polling districts	1HBA; 1HBB; 1HBC; 1VIE (south of Shaftesbury Avenue)
Key public amenities	<ul style="list-style-type: none"> • Hale Barns village • Halecroft park • St Ambrose College • Priory Hospital • Bowdon Rugby Club • Davenport Green wood
Planned housing developments (> 30 electors)	<ul style="list-style-type: none"> • N/A

9.8.1. Hale Barns lies at the south-eastern tip of Trafford. It is bounded to the east by the M56, to the south by the River Bollin, by the residential areas of Altrincham to the west and the Broomwood estate to the north. The proposed ward includes an area of south Timperley (south of Shaftesbury Avenue).

9.8.2. The north east of the proposed ward is green space. The area contains a large amount of agricultural land including two private golf courses. There are also a number of private sports clubs within the proposed ward providing facilities for tennis, bowling, rugby and football.

9.8.3. Hale Barns is considered to be an affluent area and is in the top 10% wealthiest areas in England. The housing stock reflects this with a large number of detached properties in Hale Barns itself. The residential area to the south of Shaftesbury Avenue is more densely populated. The proposed ward is diverse in nature and is home to large Jewish and Muslim community groups.

9.8.4. The area has been identified through the draft 'Places For Everyone' spatial plan for significant residential and employment development. This will be located in the 'Timperley Wedge' area around Clay Lane, and it will include approximately 1,700 homes and extensive employment floorspace by 2037. The new employment floorspace will be delivered at Davenport Green, close to Manchester Airport and the planned HS2 station. We expect most of these developments to be built after the 2027 forecasting date for this review

9.8.5. A new HS2 Airport Station is proposed in the far south of the area, located to the west of the M56 and close to Manchester Airport. This will provide strategic rail connections and there are also long term proposals for Northern Powerhouse Rail services at the station providing enhanced connections to Manchester Piccadilly and other major cities across the north.

9.8.6. St. Ambrose College, a selective Roman Catholic secondary school, is situated in the proposed ward.

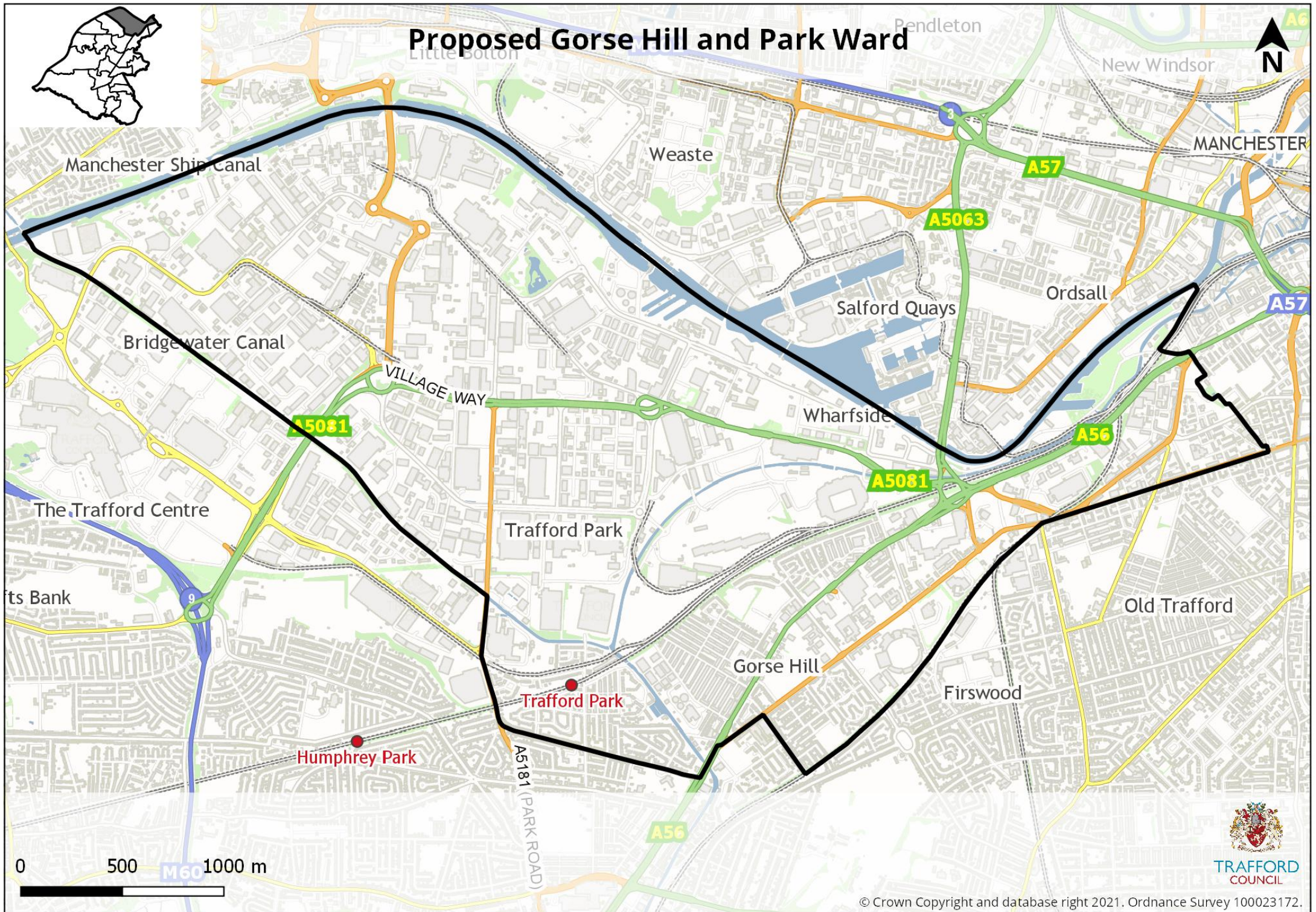
9.8.7. Hale Barns has a good motorway network and is convenient for Manchester Airport.



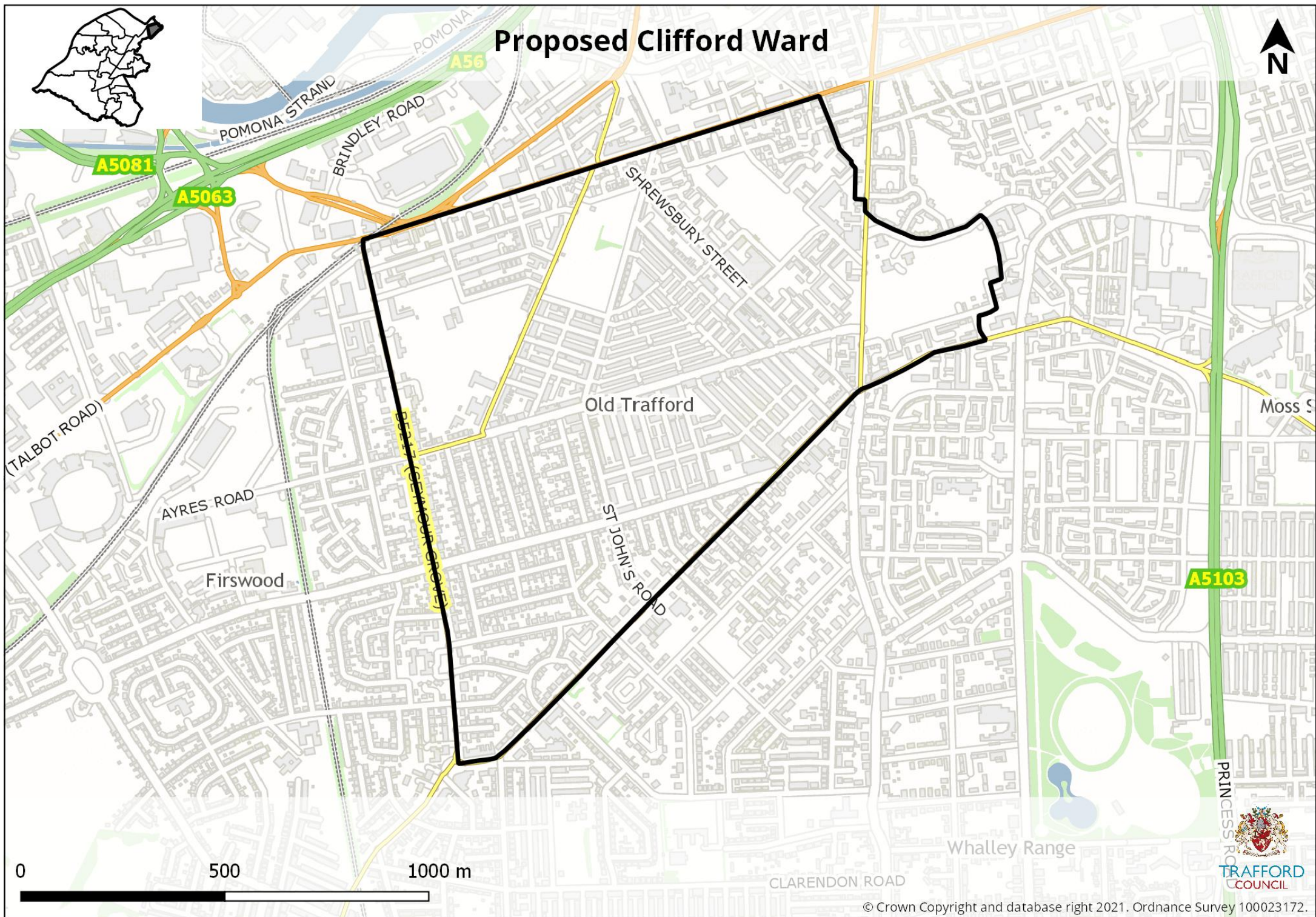
TRAFFORD
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Trafford Council, Trafford
Town Hall, Talbot Road,
Stretford, M32 0TH

Proposed Gorse Hill and Park Ward



TRAFFORD
COUNCIL



Proposed Longford Ward



Trafford Park

Old Trafford

Gorse Hill

Firswood

Trafford Park

Humphrey Park

A5181 (PARK ROAD)

CHESTER ROAD

Whalley Range

STRETFORD

A6010

Chorlton-cum-hardy

M60

A56

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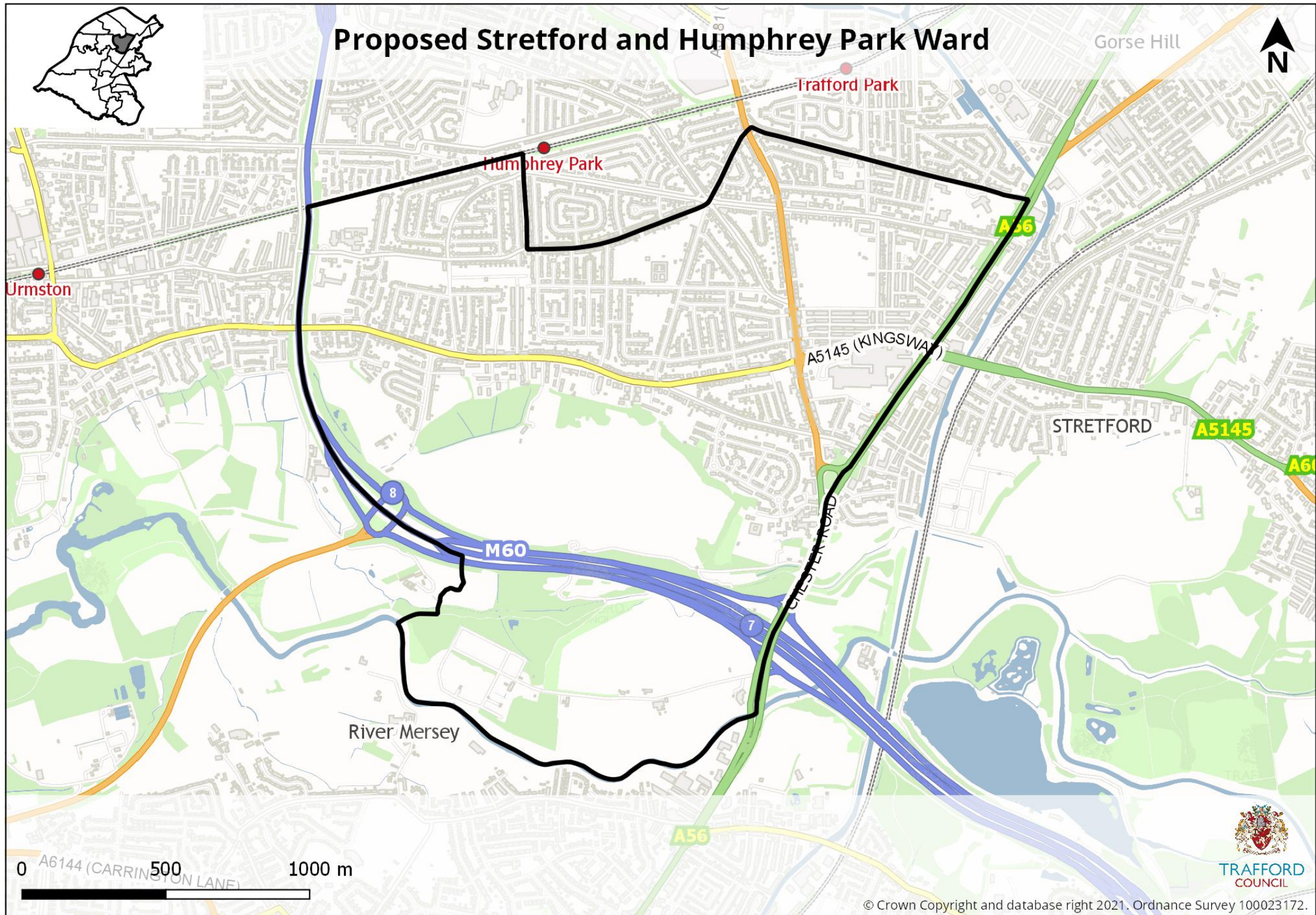
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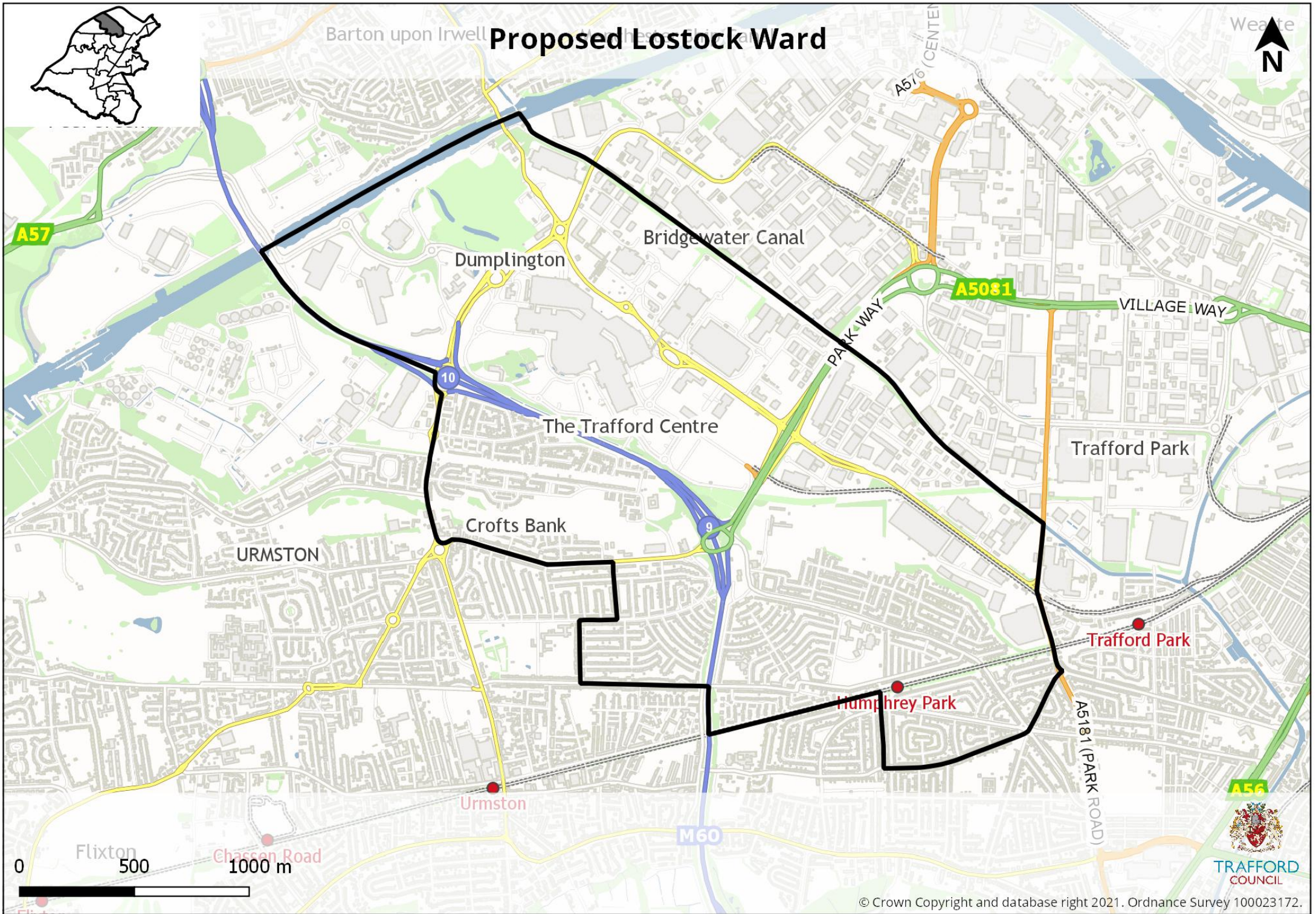


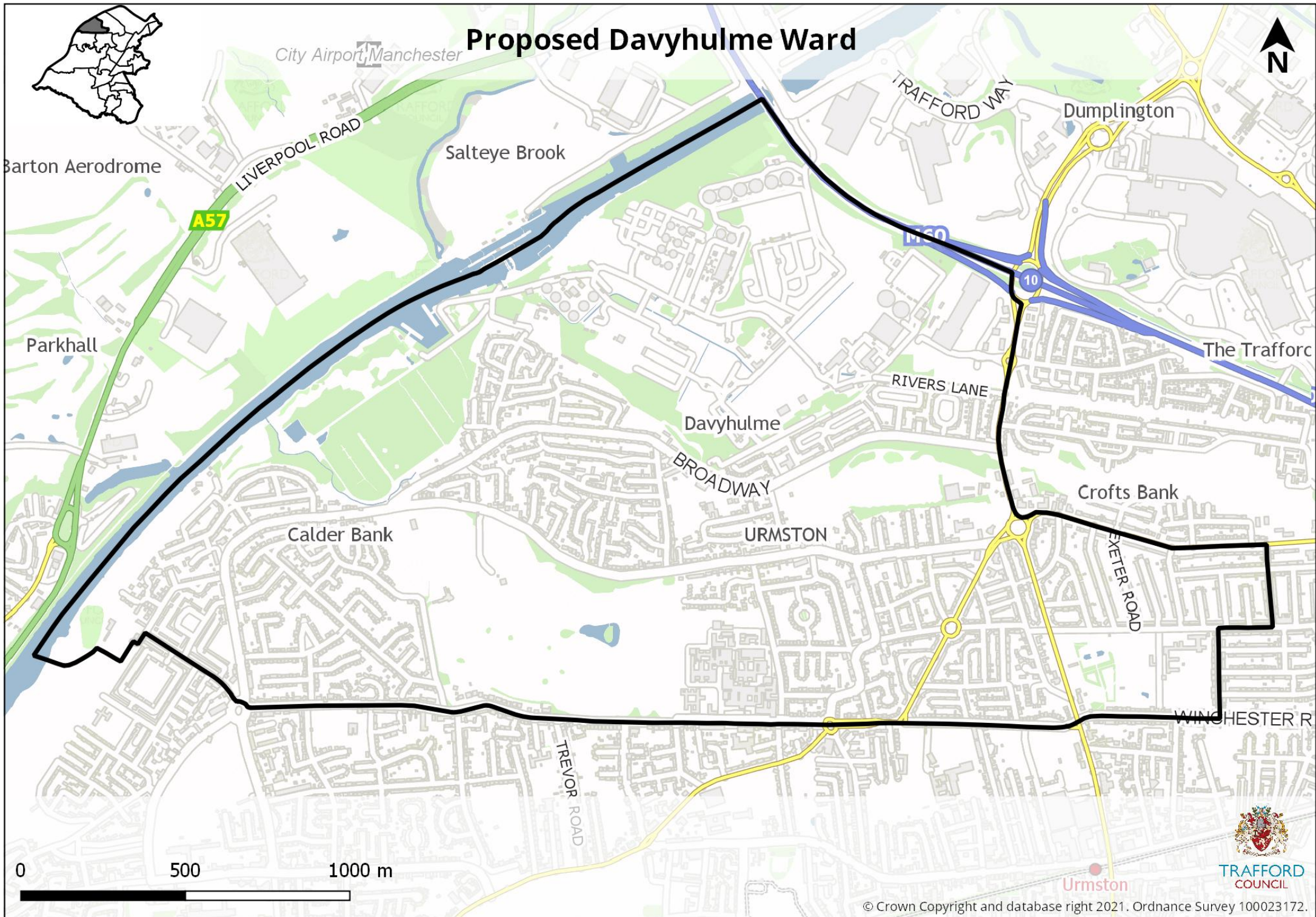
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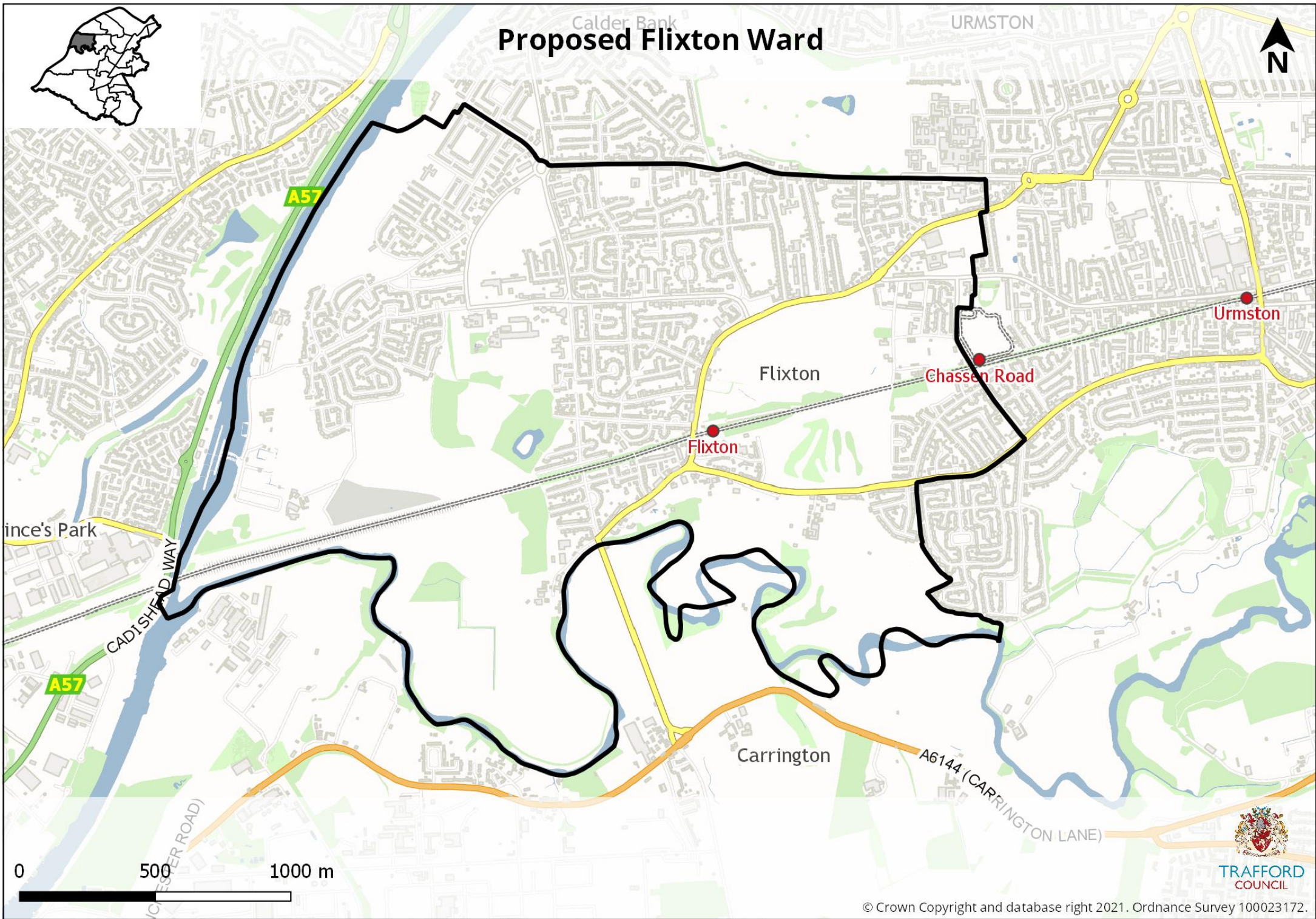
Proposed Stretford and Humphrey Park Ward



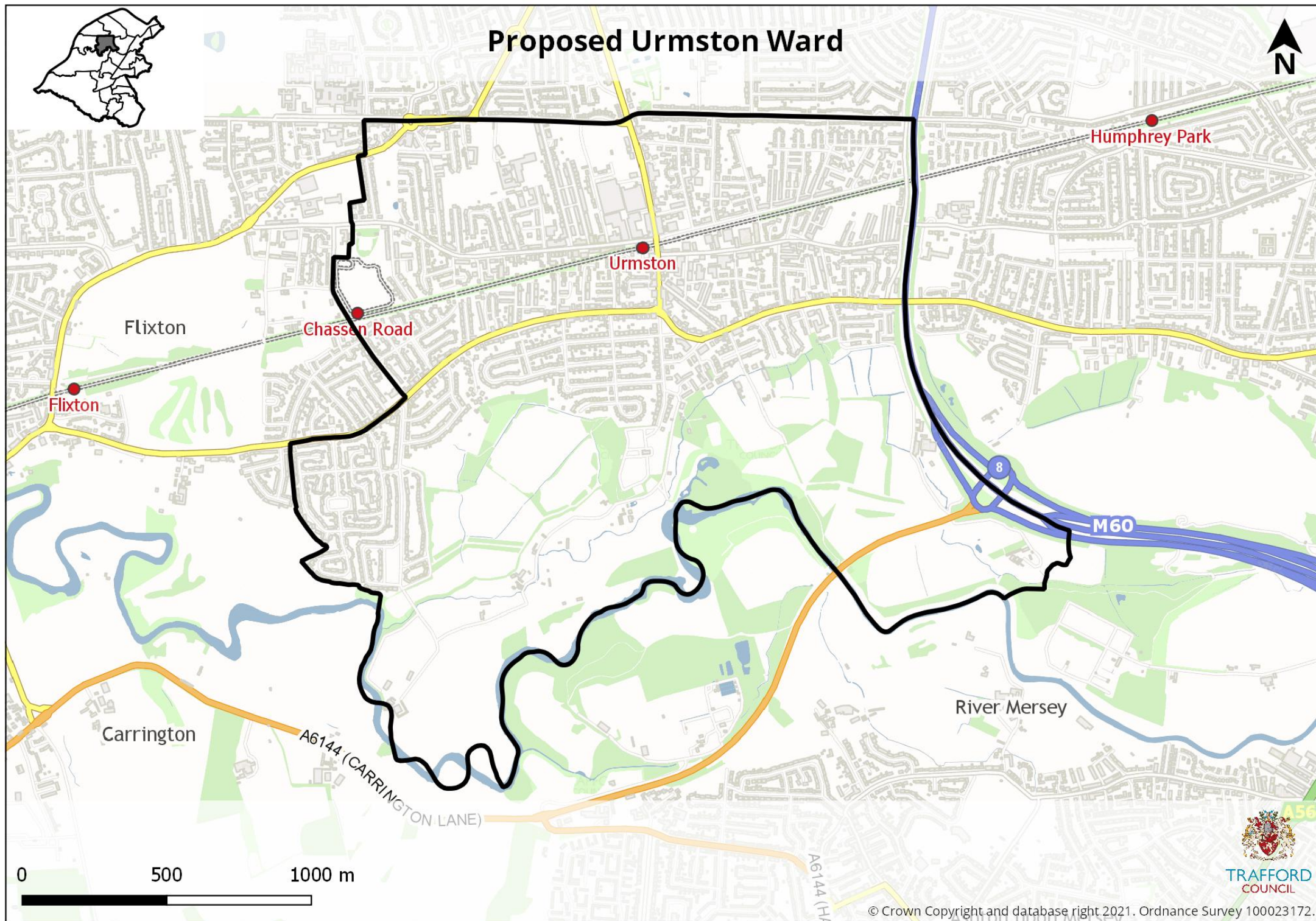
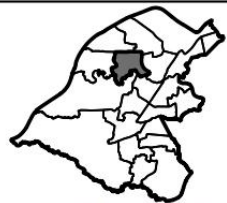
TRAFFORD
COUNCIL





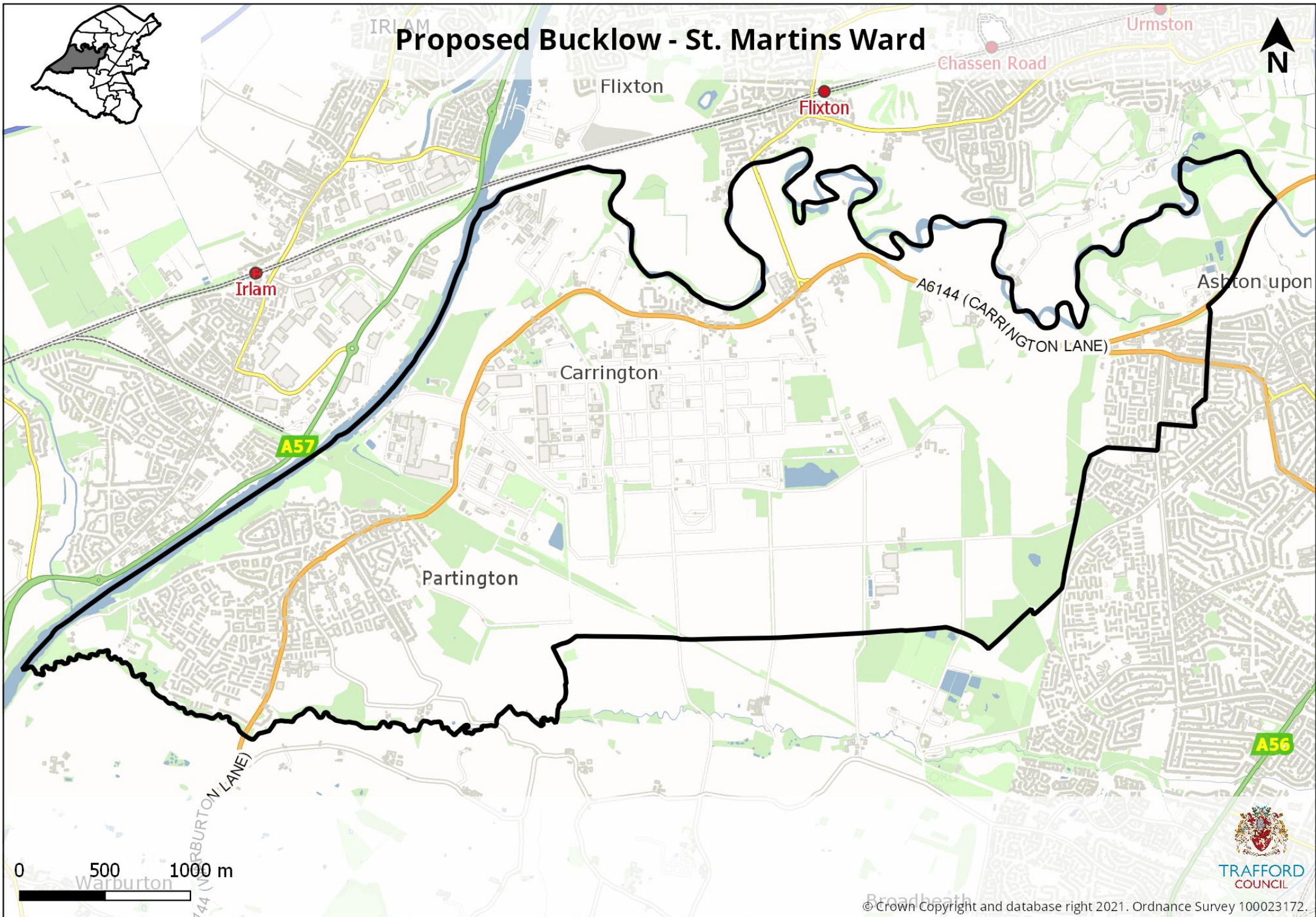


Proposed Urmston Ward

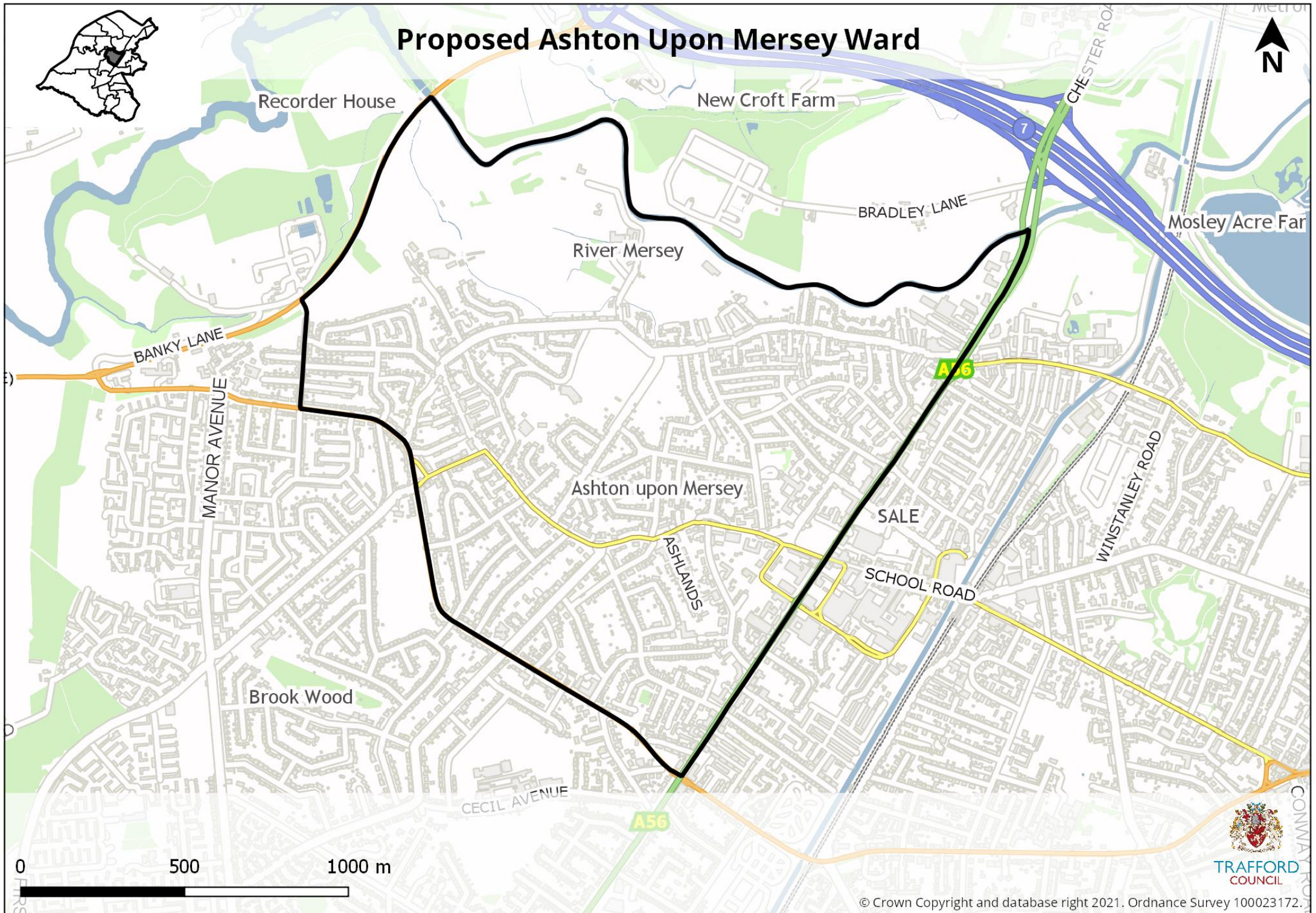


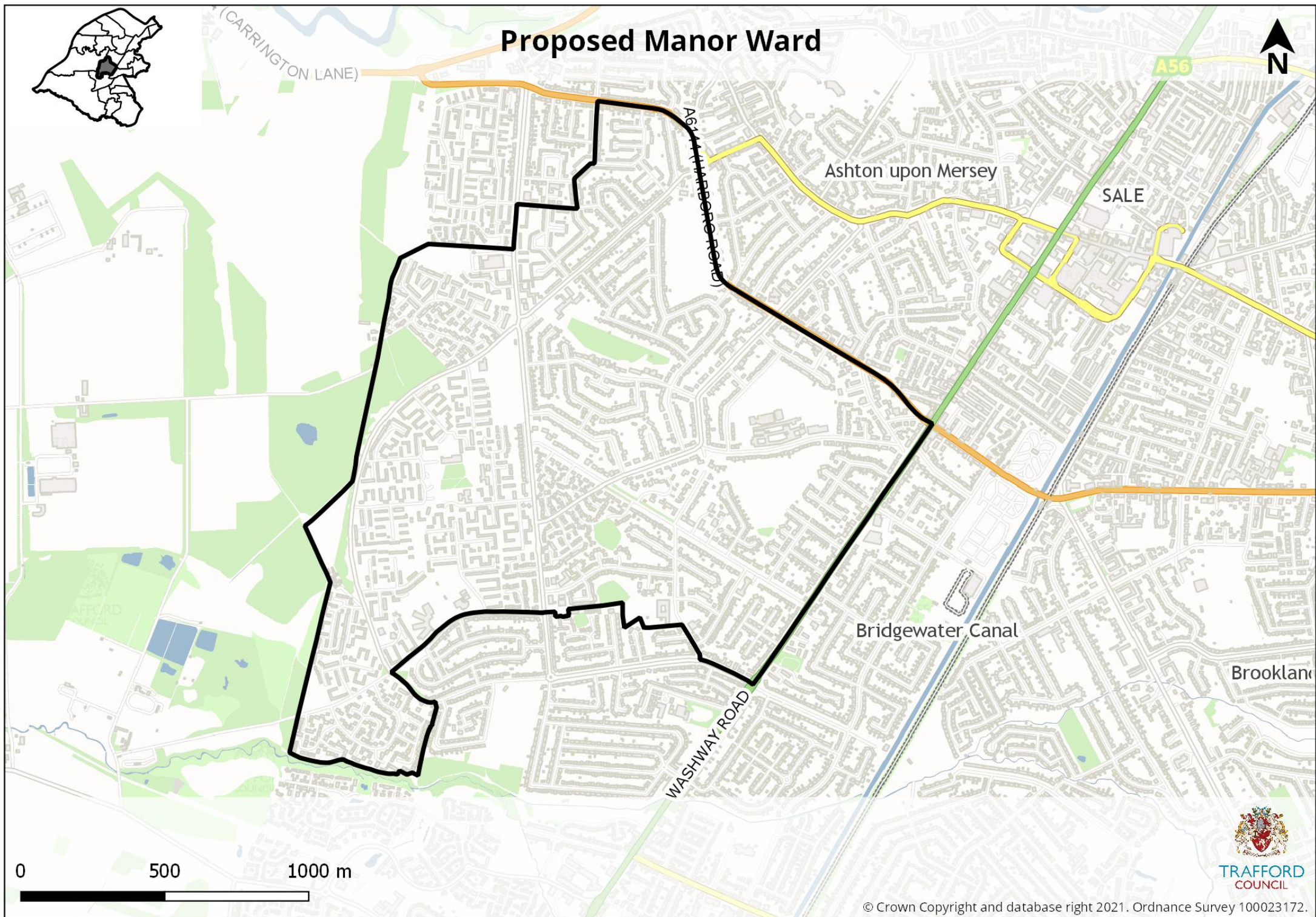
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Proposed Bucklow - St. Martins Ward



Proposed Ashton Upon Mersey Ward





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Proposed Sale Priory Ward



River Mersey

Ashton upon Mersey

SALE

0 500 1000 m



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Proposed Sale Moor Ward



SALE

Barlow Moor

Brooklands

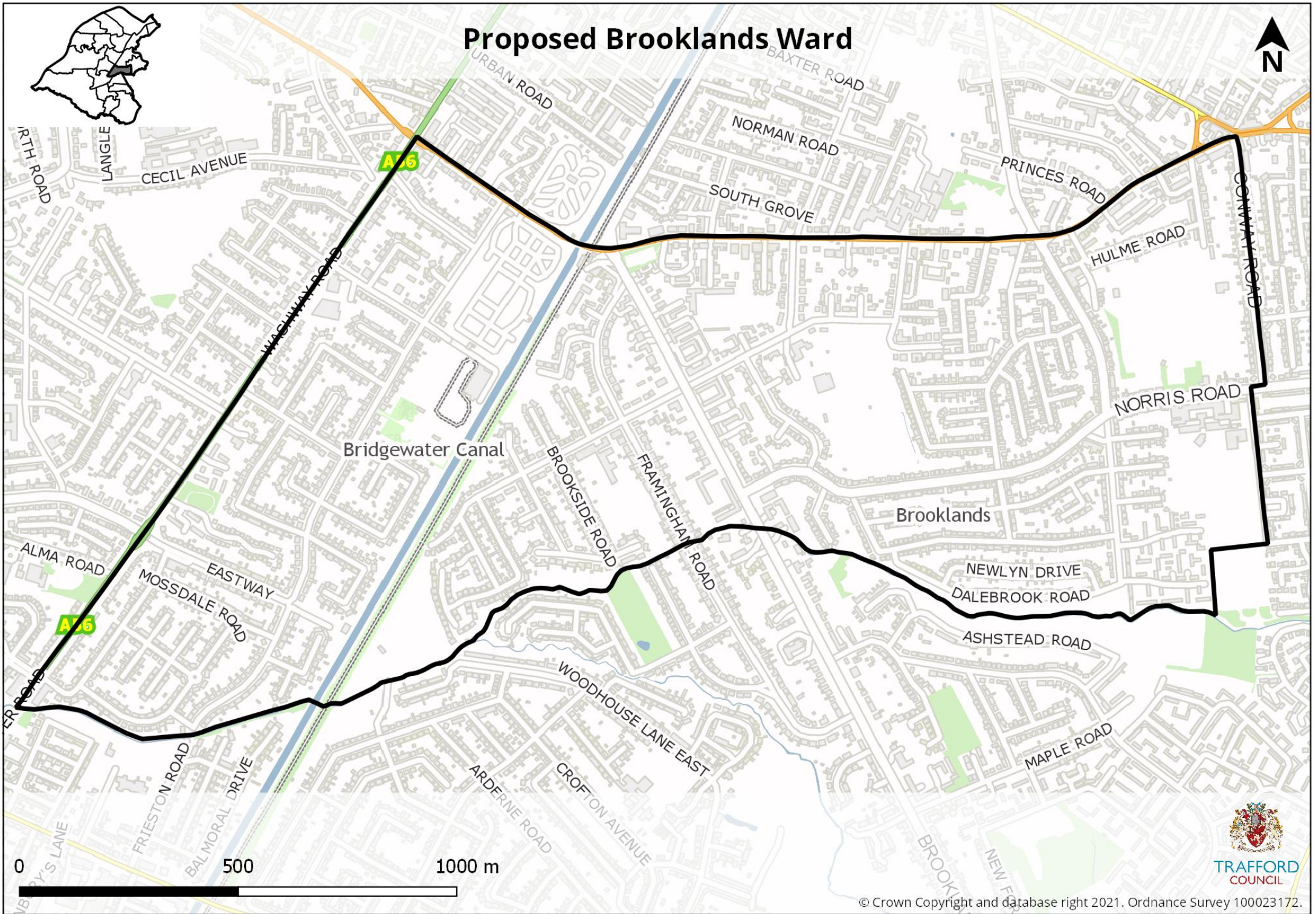
Northern Moor

PRINCESS ROYAL

0 500 1000 m



Proposed Brooklands Ward



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COUNCIL



rington Moss

Proposed Broadheath Ward



Bridgewater Canal

A56

Broadheath

Timperley

Bridgewater Canal

Oldfield Brow

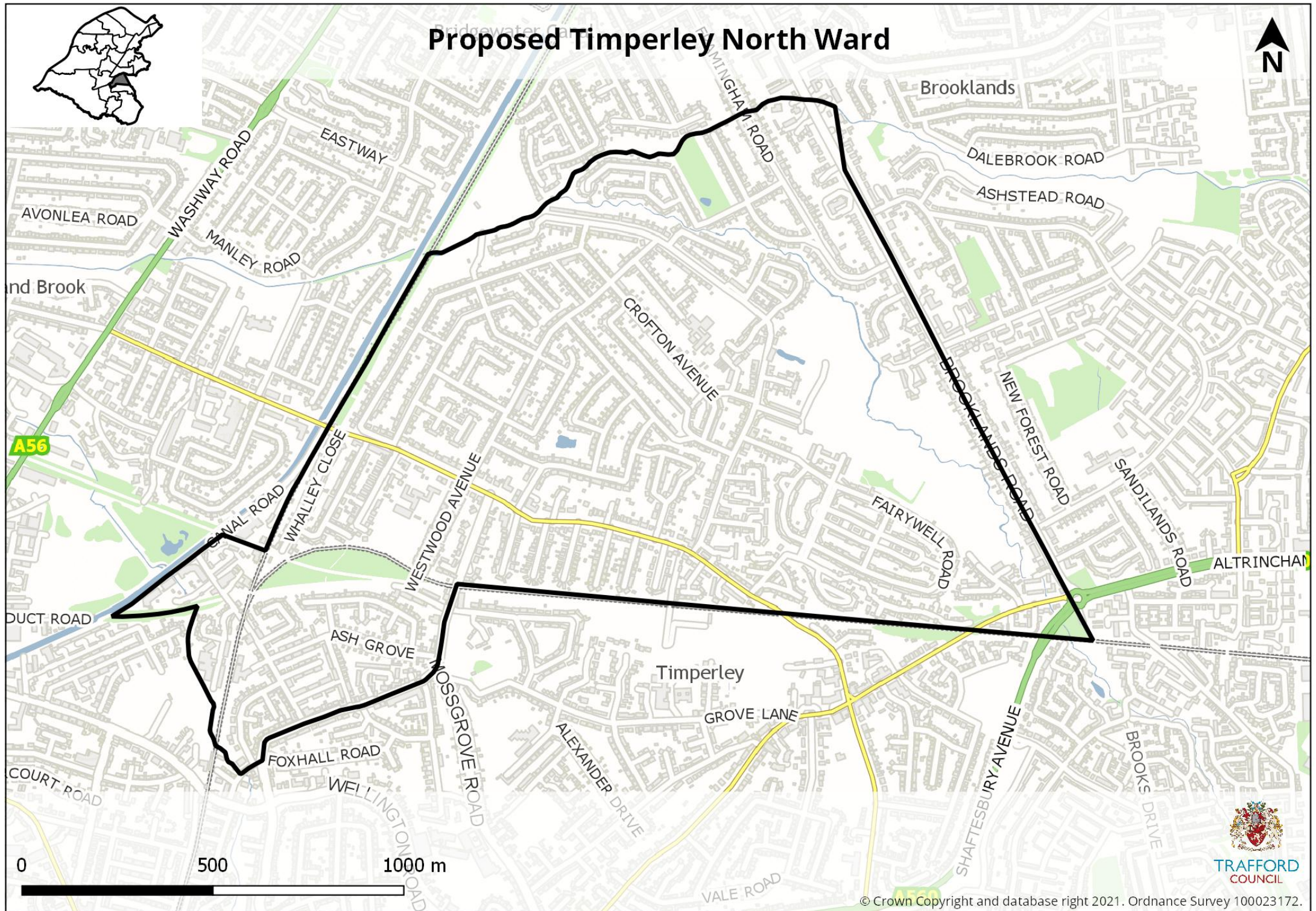
A560

0 500 1000 m

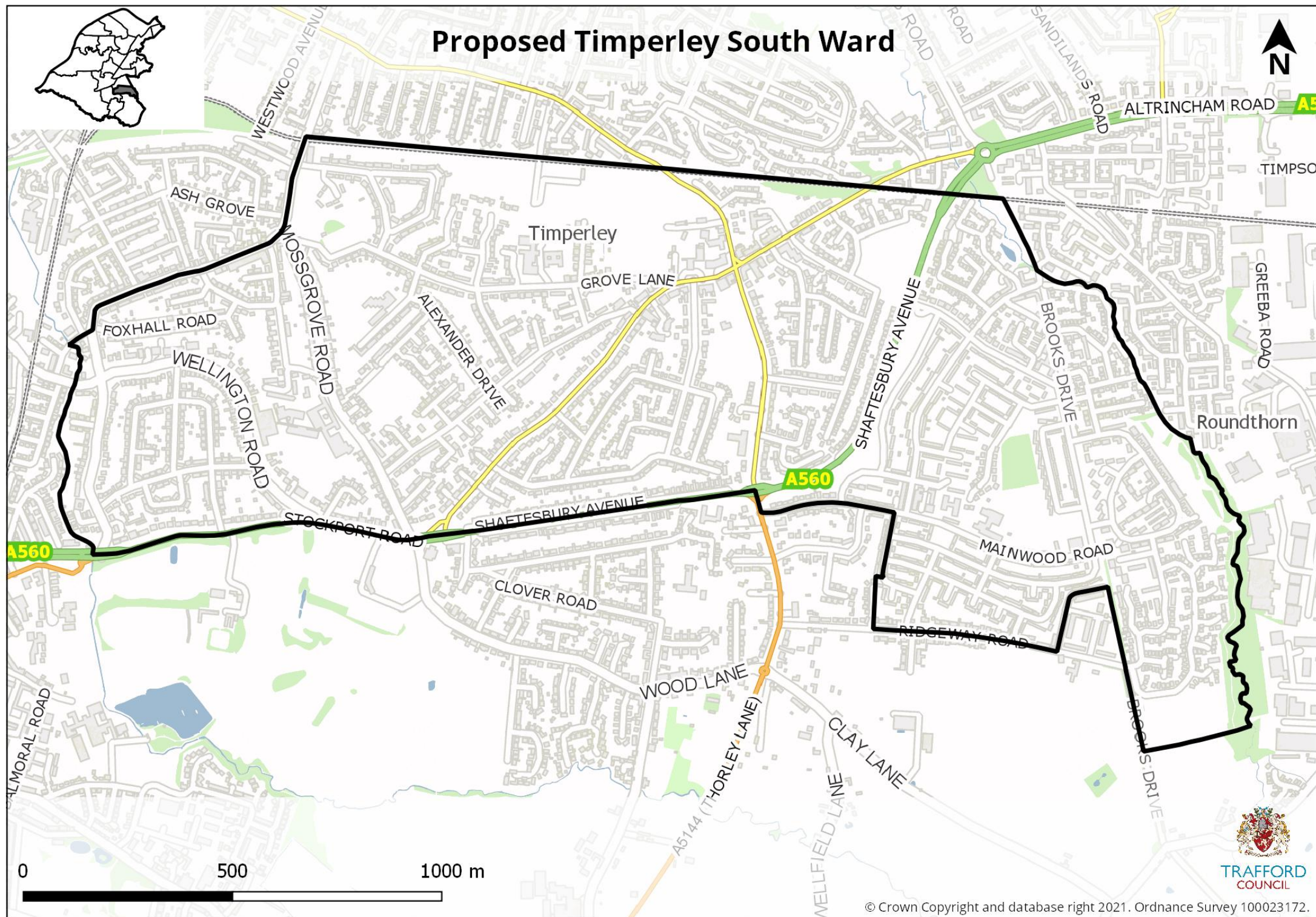


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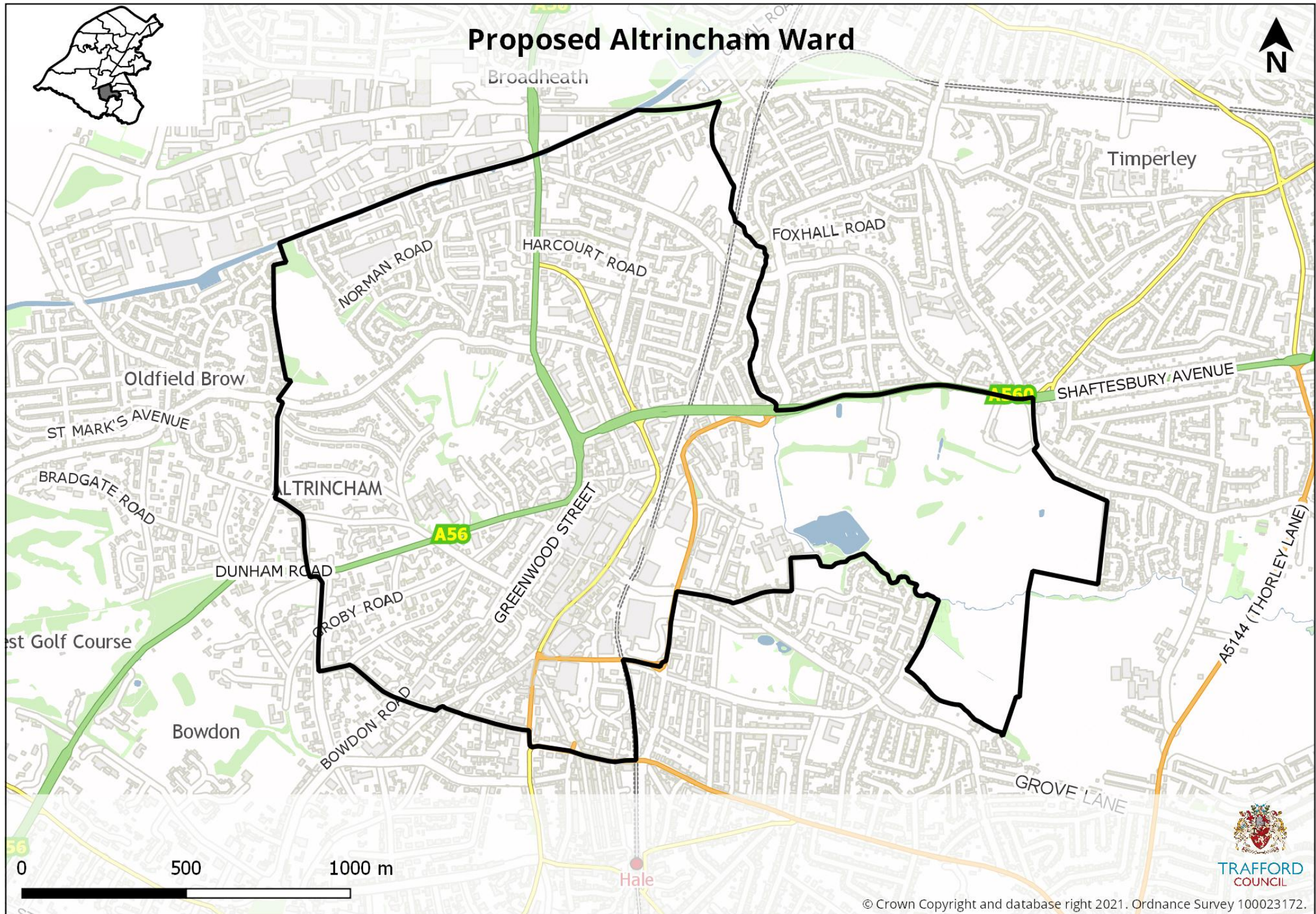
A map of the County of San Diego, California, with its various cities and communities outlined. San Marcos is highlighted with a dark gray fill, indicating its location in the central-eastern part of the county.



Proposed Timperley South Ward

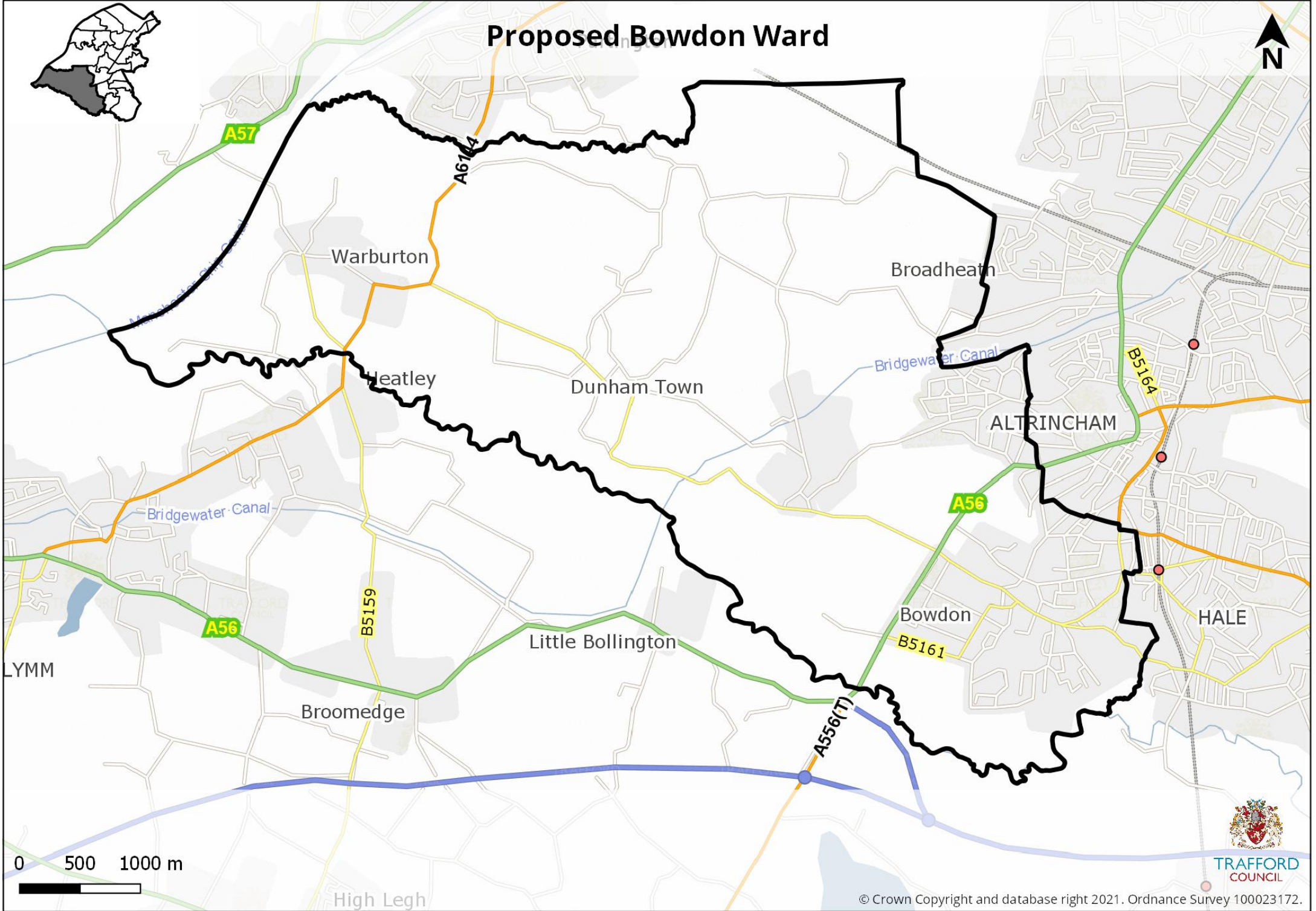


Proposed Altrincham Ward

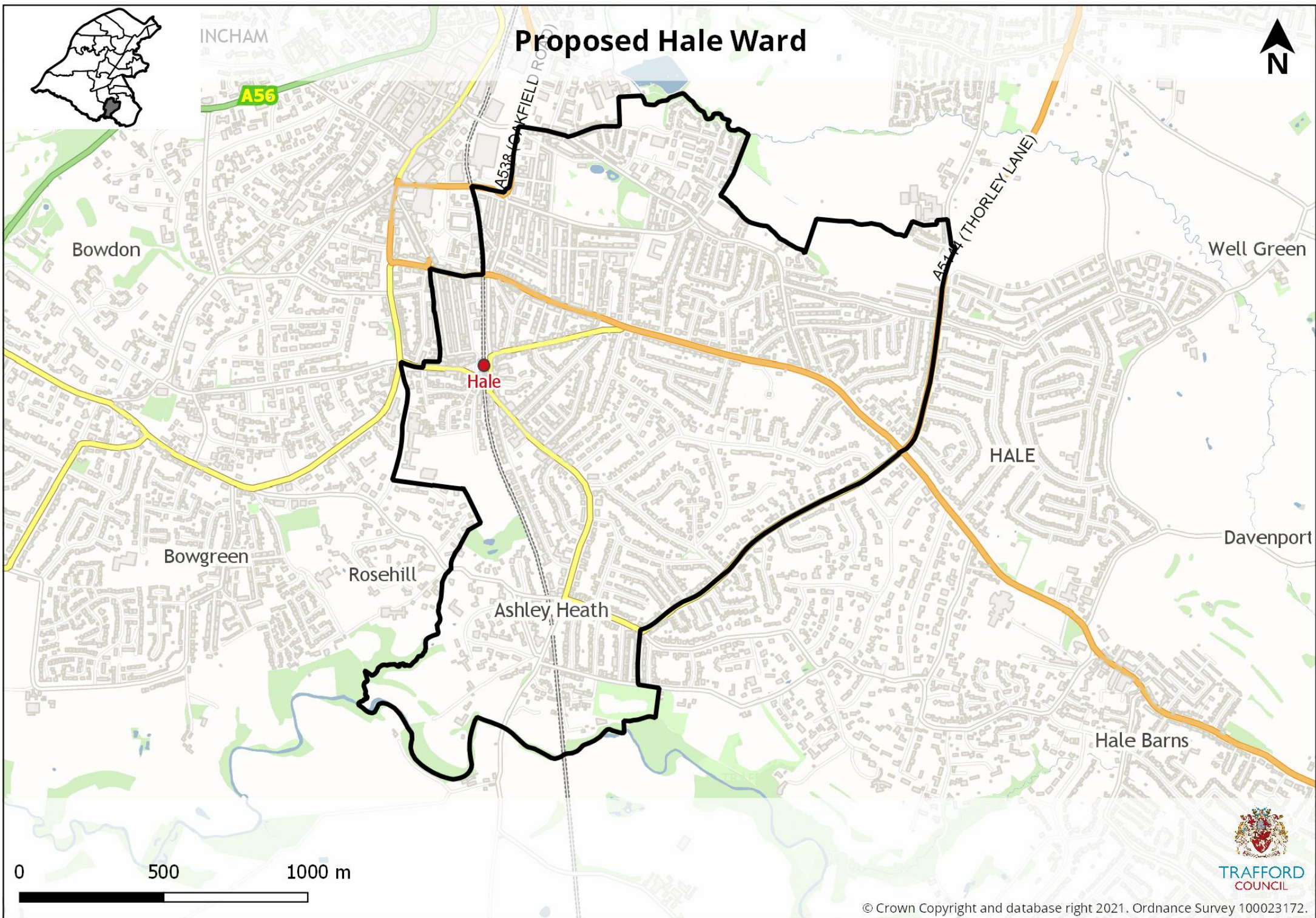


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Proposed Bowdon Ward



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Proposed Hale Barns Ward

