

CHESTER HOUSE

— REDEVELOPMENT —



Welcome to the Chester House Redevelopment Consultation

Thank you for joining us for our second round of public consultation for the redevelopment of Chester House, located on the site of the former Greater Manchester Police Headquarters. The project is a Joint Venture partnership between Far East Consortium (FEC), Trafford Council (TMBC) and Greater Manchester Combined Authority (GMCA).

Our vision is to bring this now vacant brownfield site back into productive use, creating a vibrant, inclusive neighbourhood that reflects Trafford's ambitions for growth, sustainability, community and wellbeing.

Why are we consulting again?

This is the second public consultation for the Chester House redevelopment. In November 2025, we consulted on our early-stage proposals to hear your initial thoughts and ideas. Those suggestions have now shaped the plans being brought forward to you today, so that our vision for this site is reflective of what the local community wants and needs.

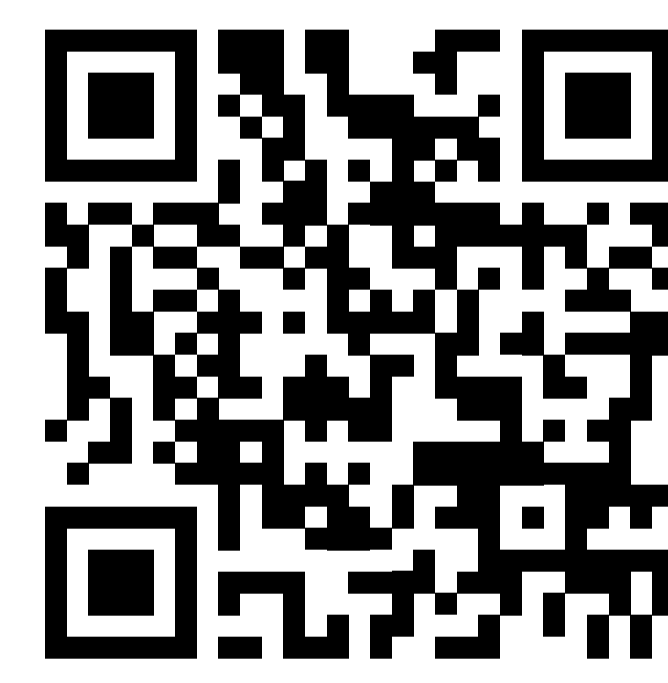
You now have an opportunity to share final feedback on our updated designs, before we submit our planning applications to Trafford Council.

Your voice matters to us – we encourage you to have your say!

How to get involved:

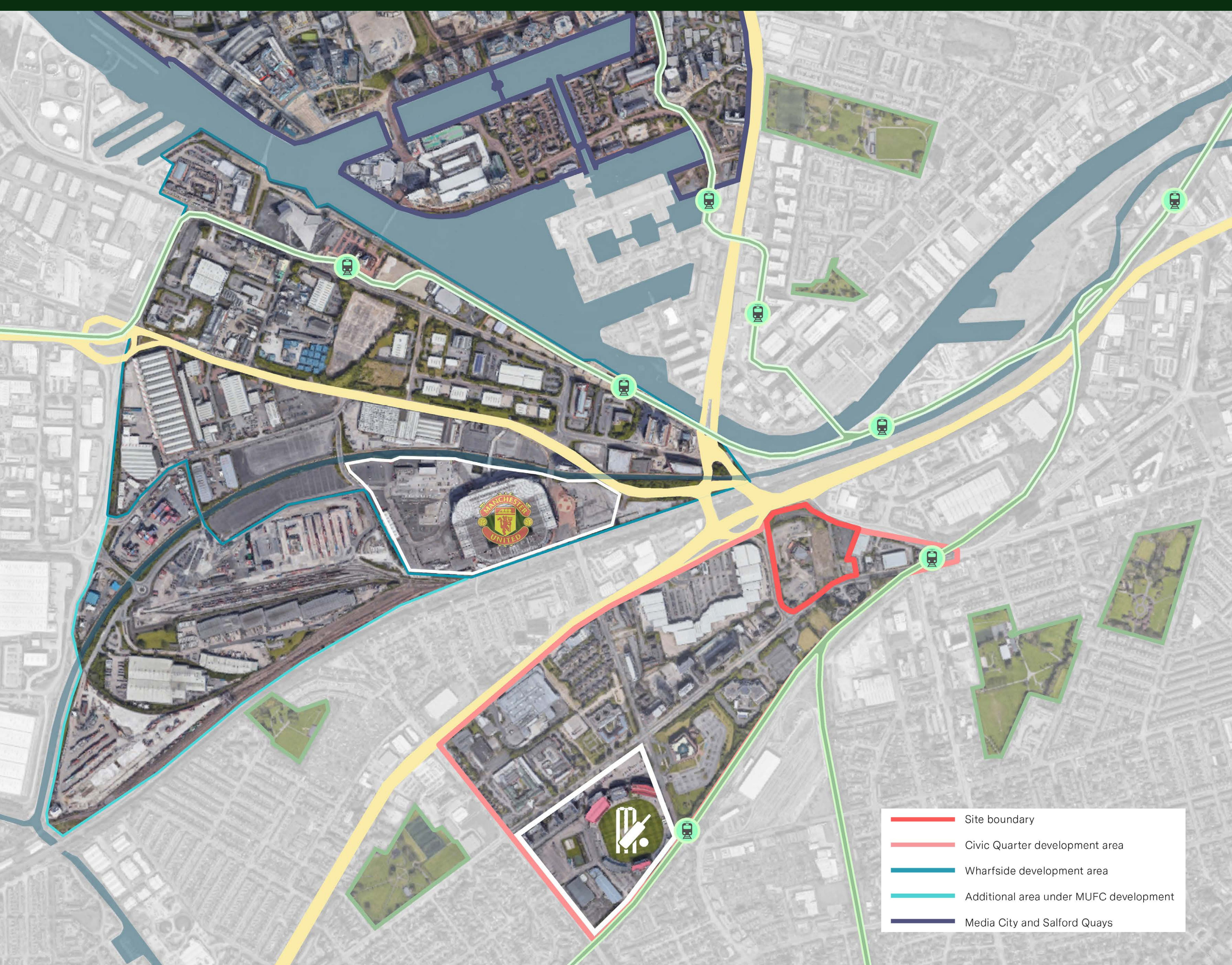
- ◆ Explore the boards and ask questions
- ◆ Share your feedback via our website, email, phone or freepost

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About the Site

The Chester House site, located off Talbot Road, White City Way and Chester Road, was formerly the headquarters of Greater Manchester Police, with a history stretching back decades. It previously housed a school for the blind, with the original gateposts still standing, and Ellis Llwyd Jones Hall, which provided accommodation for women studying deaf education at the University of Manchester. Part of the site also formed part of the Royal Botanical Gardens.

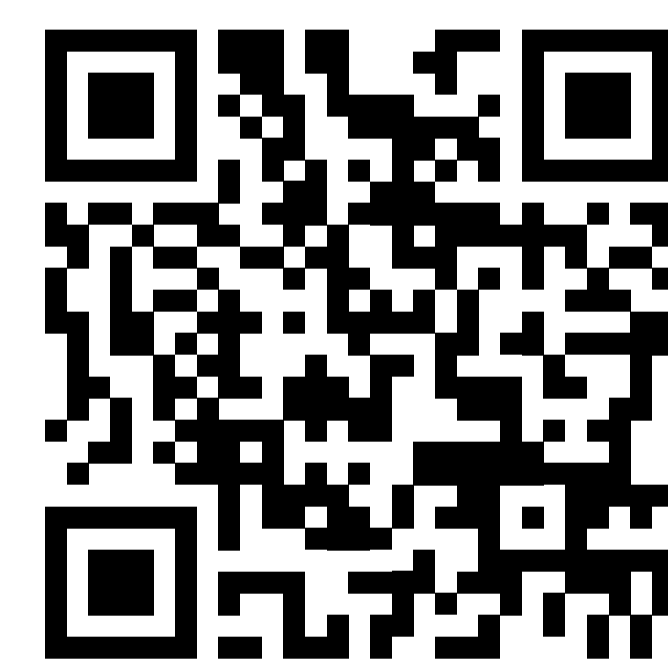
Site Location

Located off Talbot Road, White City Way and Chester Road, this site already offers easy access to Trafford Bar tram stop, providing a 10-minute journey into Manchester City Centre and excellent connections to Salford, Manchester Airport and surrounding areas.

There are plenty of bus stops nearby too, including on Talbot Road and Chester Road, offering services within Trafford to The Trafford Centre, Altrincham and Urmston, and further afield across Greater Manchester.

There are also many amenities within walking distance of the site including supermarkets, gyms, places to eat and drink, as well as White City Retail Park, Old Trafford football stadium and cricket ground, and Seymour Park.

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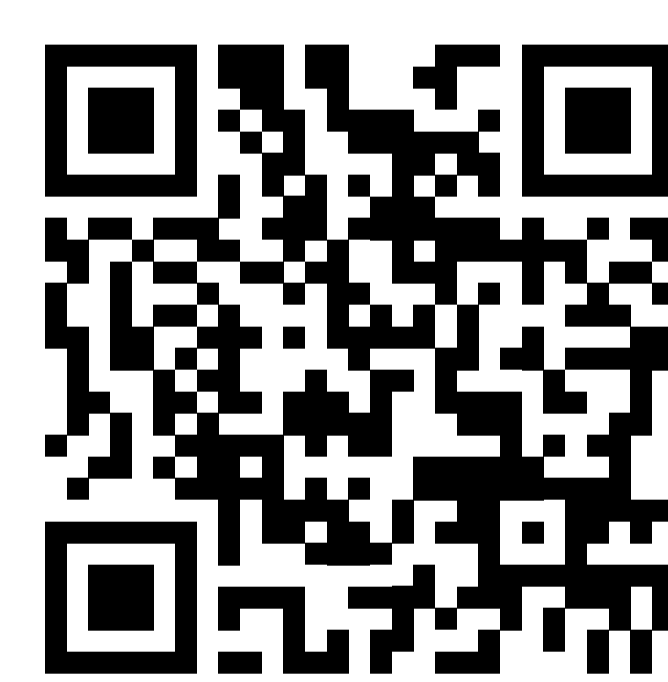
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The Masterplan

This is our updated plan for what the Chester House redevelopment could look like, which includes 25% affordable housing, extensive green spaces, community facilities and easy access to shops, parks and public transport.



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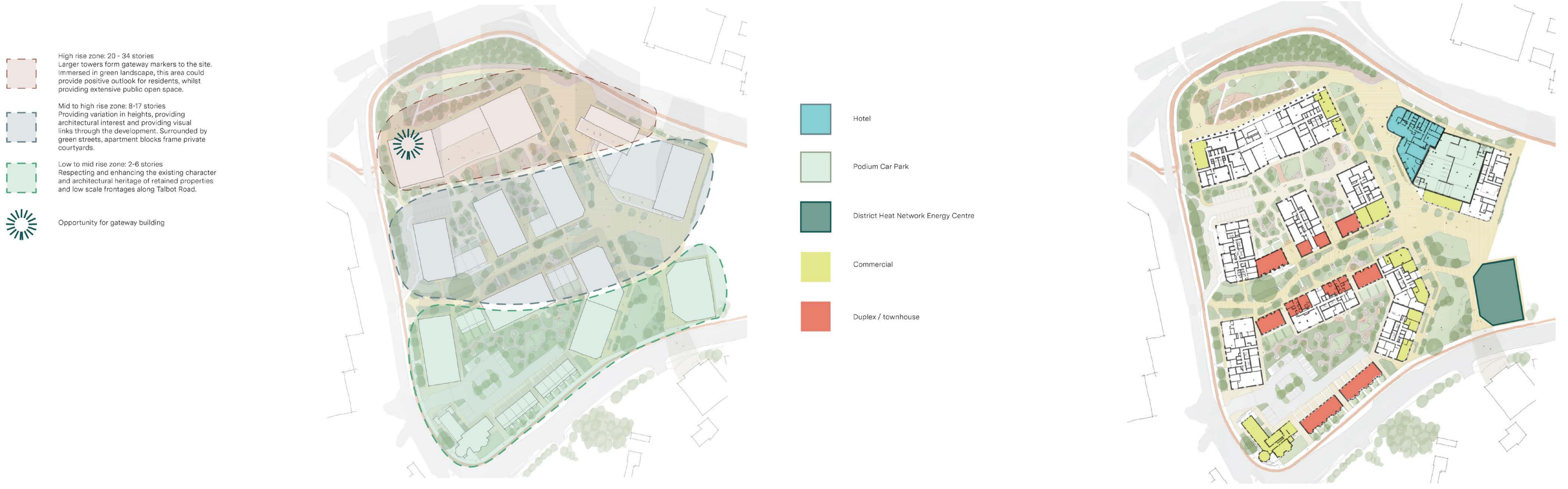


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Key Features of the Development

Our vision is to create a mixed-use community that meets local needs and supports Trafford's ambitions for growth, placemaking and wellbeing. The scheme will deliver:



Homes for All

The Chester House redevelopment will deliver around 1,200 new homes designed to suit a range of needs and lifestyles. This includes a mix of tenure and a range of building heights, with apartments as well as spacious family houses with private gardens.

Importantly, 25% of these homes will be affordable, providing homes available for social rent, as well as shared ownership options, supporting local people and helping to meet Trafford's acute housing need.

Celebrating Heritage

Development proposals will sensitively restore historic features such as Ellis Llwyd Jones Hall and the original gateposts from the former school for the blind, ensuring the site's rich history is preserved and celebrated. As part of our proposals, the Ellis Llwyd Jones Hall will be restored and re-purposed, bringing it back into use for the enjoyment of residents and the wider public, ensuring its long-term future as a heritage and community asset.

Sustainably Powered

The new neighbourhood will be home to the Civic Quarter Heat Network – a pioneering low-carbon energy system that supplies heat and hot water through insulated pipes. As well as warming homes and buildings in the Chester House redevelopment, the network will also benefit new and existing buildings across the Civic Quarter – boosting energy efficiency and supporting Trafford's climate goals.

A Vibrant Hotel and Commercial Hub

The scheme will feature a new hotel providing up to 255 hotel rooms to welcome visitors to Trafford. Alongside this, approximately 25,000 sq. ft of commercial space will provide opportunities for shops, offices, cafés, bars and health and leisure facilities, as well as creating jobs, supporting local businesses and the community.

Green Spaces and Public Realm

A linear park, landscaped gardens, a vibrant civic square with tree-lined streets and wildlife corridors will be seamlessly integrated throughout the neighbourhood. These areas will provide inviting places to relax and connect with nature, while enhancing biodiversity and building climate resilience. Proposals feature a permeable, well-connected pedestrian network designed to encourage walking and cycling, creating a safe and sustainable environment for everyone.

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How your feedback has shaped the plans



Creating More Green Space

During the first stage of consultation, many residents told us that Trafford needs more accessible, high-quality green areas. This has been a key influence on our approach. In response, the updated plans now include **124,000 sq ft of public green space featuring a public linear park** at the heart of the development. This new green space is designed to feel welcoming and open, giving people a chance to enjoy nature close to home while improving the environment around this busy and important road network in Trafford.

Supporting Health, Wellbeing and Education

We also heard clearly that people want the neighbourhood to support healthy living and have the right infrastructure in place. To make sure the development can meet both current and future needs, we are working with the NHS to understand local healthcare demand. The masterplan is now being designed with flexibility built in, allowing space for healthcare provision such as a GP surgery to be added as those needs evolve over time. We have also worked with the council on education who have confirmed there are enough local school places to meet demand.

Encouraging Sustainable Travel

Residents raised the importance of reducing traffic and supporting an environmentally conscious lifestyle. As such, the development will create a predominately car-free environment, with more than 700 cycle parking spaces integrated throughout, centred around a cycle rental hub.

This approach helps reduce congestion on surrounding roads while encouraging active travel and a more pedestrian-friendly environment.

We're working with Trafford Council to enhance the environment around this key stretch of Trafford's road network, creating a safer, more welcoming place for everyone. The plans prioritise active, sustainable travel, with dedicated cycle routes, pedestrian-only streets, and features such as a cycle-rental hub and car club. Accessible car parking spaces will also be provided within all parking areas across the development.

Together, these improvements will ease congestion on surrounding roads while encouraging healthier, low-carbon journeys and a more pedestrian-friendly neighbourhood.



Creating Opportunities for Local Business

A strong message from the consultation was the desire for a mix of independent shops, cafes and local services. Alongside the new civic square at the centre of the development - which could host markets and pop-up events - the updated plans include around 25,000 sq ft of ground-floor commercial space facing public areas. These spaces could be used by local businesses or community services such as a pharmacy or dentist, with a mix of uses chosen to complement what is already in the area.

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Homes Available

Our plans will deliver around 1,200 new homes designed to meet the diverse needs of Trafford's growing community. The development will offer a mix of apartments and modern townhouses, creating a balanced neighbourhood with options for people at every stage of life.

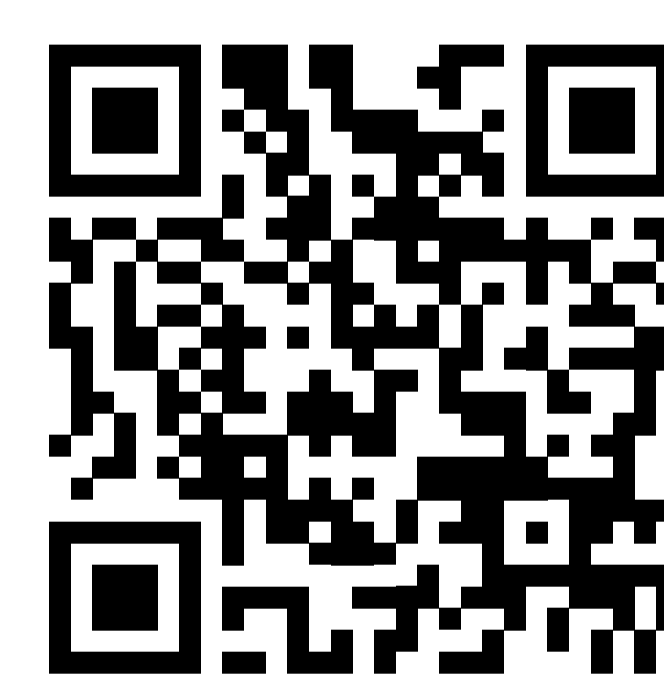
We are providing a wide range of housing typology, including spacious family homes with private gardens and smaller, low maintenance homes ideal for young people, first time buyers and downsizers. These will be delivered across one, two and three bed homes. Alongside access to the linear park and other community greenspaces, private internal amenity courtyards and balconies will also be provided for the benefit of residents.

We are proud to support local people by improving access to high-quality, affordable housing. 25% of all new homes will be provided as affordable housing, offering a range of options including shared ownership and social rent.

Every home will be built to high-quality modern standards, incorporating smart technologies and energy-efficient features that promote comfort, adaptability, and long-term sustainability. Thoughtfully designed layouts will support multi-generational living, accessibility and adaptability, ensuring homes can evolve with the needs of families over time.

All affordable homes will be professionally managed by a Registered Provider, ensuring lasting quality, security, and accessibility. By delivering a carefully considered mix of housing choices, we are creating a vibrant, balanced, and inclusive community where people of all ages and backgrounds can live, grow, and thrive together.

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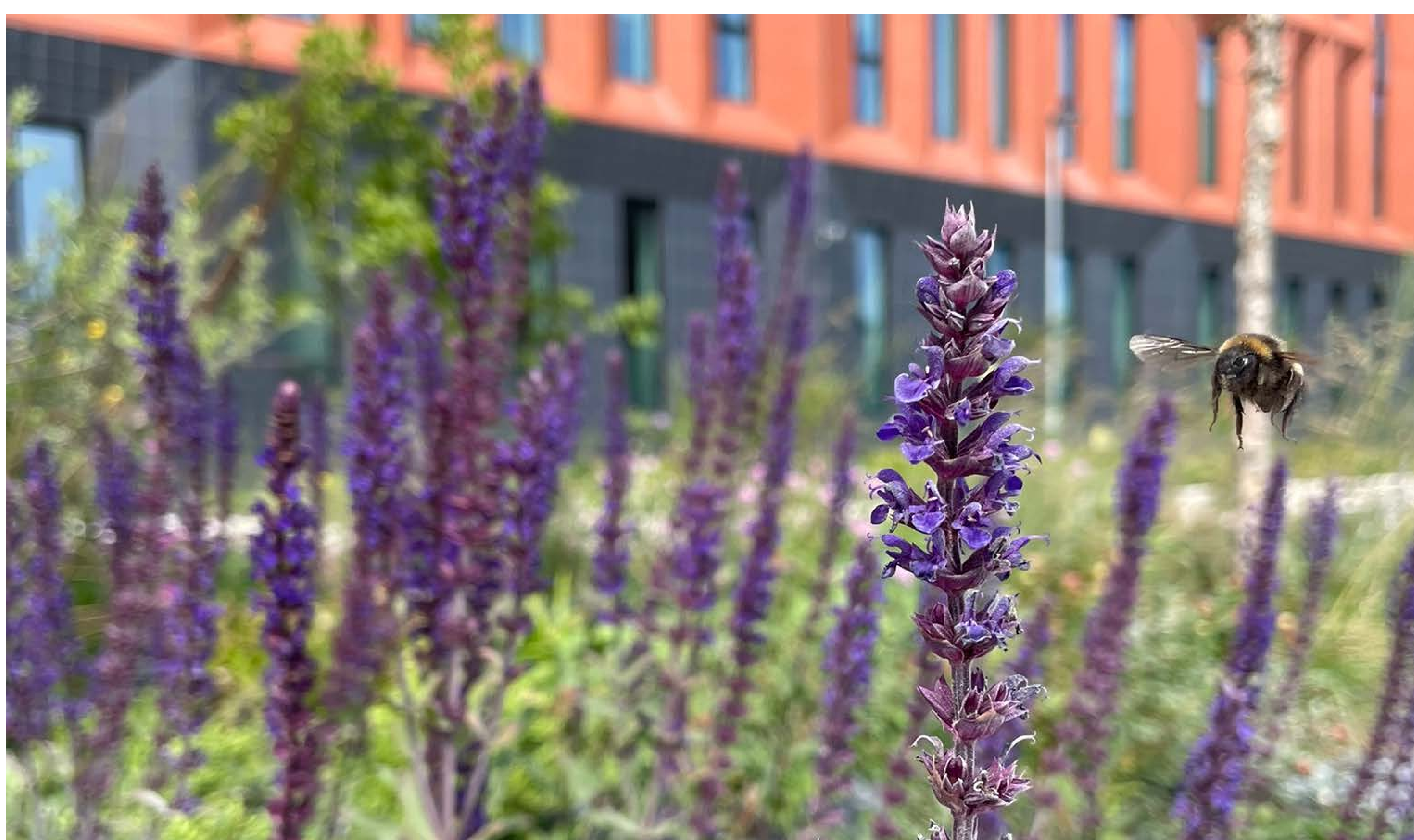
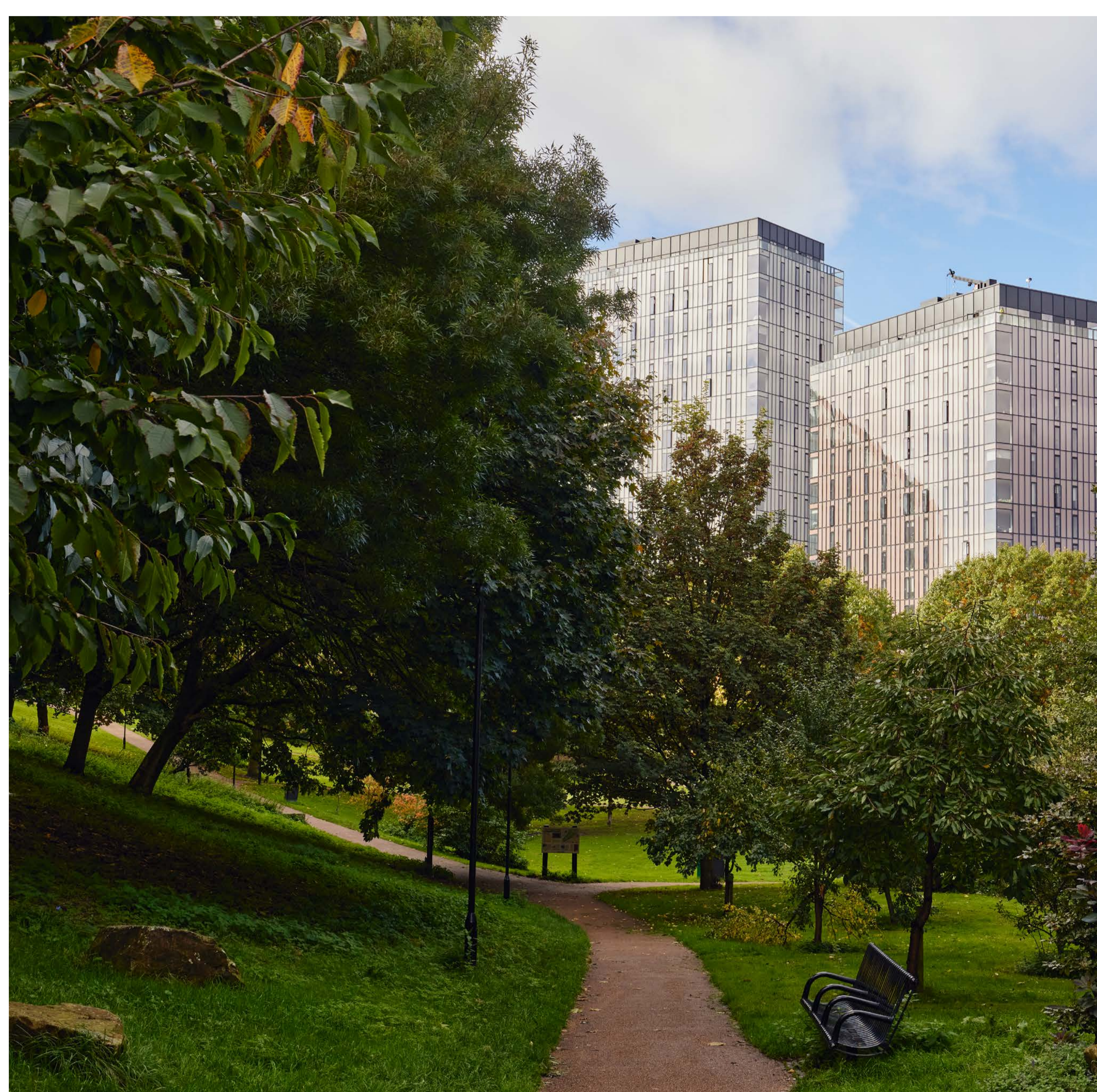
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A Landscape-Led Approach

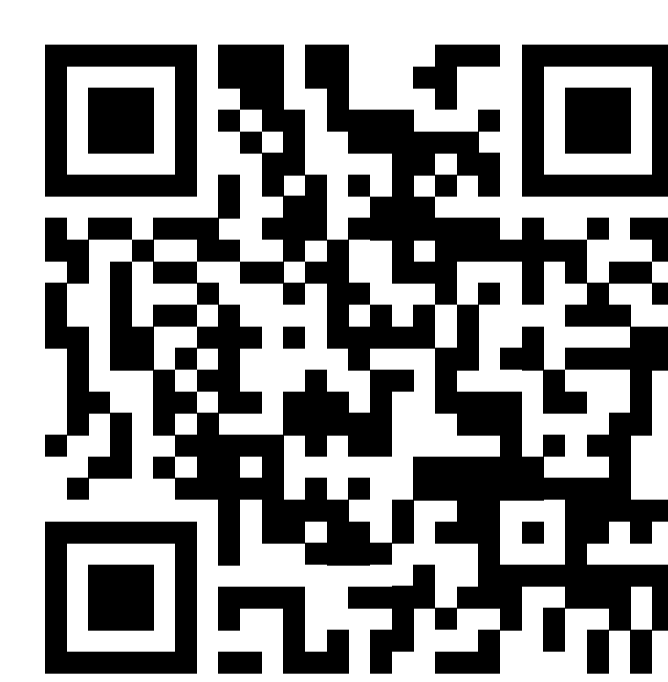
Tree Planting and Biodiversity Net Gain

We will be planting lots of trees and creating wildlife corridors to help nature thrive. These green spaces will boost biodiversity, making the neighbourhood healthier and more beautiful for everyone. Sustainable drainage systems will manage rainwater and reduce the risk of flooding, keeping the area safe and resilient.

The public realm will celebrate the site's association with the former botanical gardens and include a broad variety of tree species and plants in an informal and eclectic manner. A key element of the tree planting strategy will be to incorporate 'anchor trees', which will be interspersed through the landscape and located at key entrance points and along vistas.



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Site Context and Access



A Well-connected Place

The Chester House site will be a well-connected neighbourhood, with excellent links to public transport, walking and cycling routes and sustainable energy systems – opening the site to the public, for the first time in over 40 years.



Public Transport Links

Getting around couldn't be easier. The Chester House site is just a short stroll from Trafford Bar tram stop and White City bus routes, so whether you're heading into Manchester city centre, Salford or further afield, you'll have quick and convenient options right on your doorstep.



Walking and Cycling Improvements

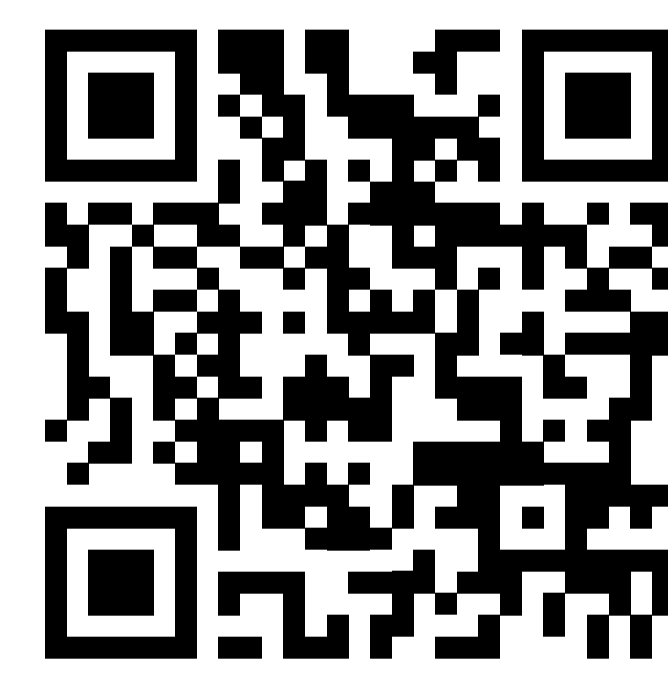
We want the new neighbourhood to be a place where walking and cycling are safe, enjoyable and part of everyday life. That's why we're incorporating 700 bike storage units (including a rental facility), cycle paths and pedestrian-friendly streets to make it easier to get around on foot or by bike. Residents will find secure cycle parking and charging points for e-bikes throughout the neighbourhood, so choosing greener ways to travel will always be an option.



Car-Free Area

Part of the appeal of this area is the vibrancy and activity nearby – from major sporting events at Old Trafford to the annual Manchester Marathon. These attractions bring energy and footfall to the area, but we understand they can also create congestion on the roads at busy times for neighbouring residents. That's why we are transforming this neighbourhood into a predominantly car-free environment, creating safer streets for everyone.

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Benefits for the Community

At the heart of the Chester House redevelopment is a commitment to Trafford and its people. We believe regeneration should deliver real, lasting value for local residents, businesses and community groups. That's why we'll be prioritising local contractors and suppliers - making sure every pound spent on this project helps strengthen the Trafford economy. Our "Trafford Pound" approach means investment stays local, creating jobs, building skills and fostering pride in the area.



Jobs and Apprenticeships

The redevelopment will create up to 500 new jobs during construction and a further 190 roles once the neighbourhood is up and running. There'll be opportunities for upskilling and training, helping local people build rewarding careers.



Safer Streets and Better Lighting

We have designed well-lit, managed, welcoming pathways, cycle paths and active frontages to help everyone feel safe and comfortable, day and night. Our aim is to set a new standard for friendly, people-focused neighbourhoods.



Affordable Homes and Tenure Mix

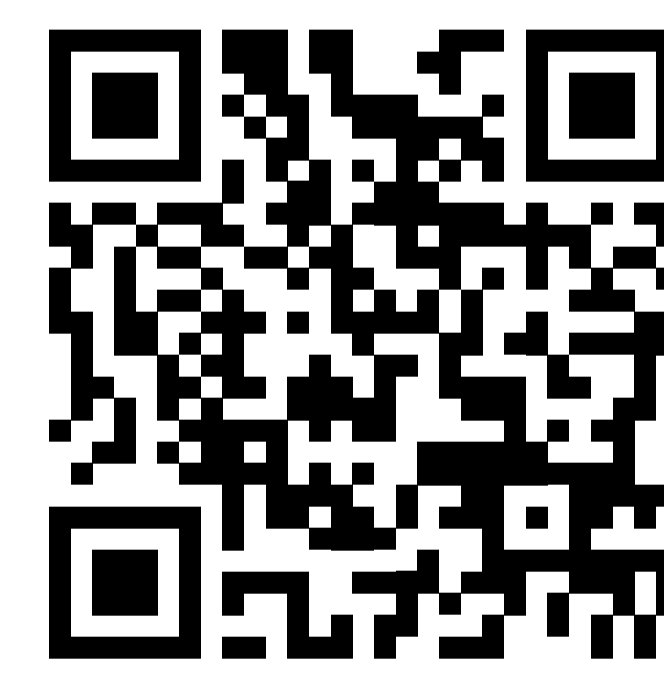
25% of the new homes will be affordable, with a mix of options to suit different needs - whether you're looking for a family house, a first home or somewhere to downsize. We want the new neighbourhood to be a place where everyone can find a home that's right for them.



Health and Wellbeing

The neighbourhood will be designed to encourage active, healthy lifestyles, with spaces for exercise, relaxation, and community events. The development will feature high-quality public green spaces including a new linear public park, as well as private gardens and green corridors, all designed to encourage physical activity and community interaction. New cycle paths and pedestrian-friendly streets will encourage active travel and integrate the neighbourhood with the wider city.

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What Happens Next? We Want Your Feedback!

Thank you for taking the time to look at our exhibition and learn more about the Chester House redevelopment. We really appreciate you taking an interest in our plans.

This is the second stage of our consultation process, and your feedback is really important to us. We want to hear what you think of our updated plans, to ensure they reflect local priorities and aspirations before we submit our final planning applications to Trafford Council.

Timeline:

- ◆ **March:** We hold our second public consultation to show our updated plans for the Chester House site
- ◆ **April:** We review all of your feedback to inform the final scheme design
- ◆ **Summer:** Our planning applications will be submitted to Trafford Council

There are plenty of ways you can provide your feedback:

- ◆ Visit our website and complete the online feedback form: www.ChesterHouseRedevelopment.co.uk
- ◆ Email us with your comments, questions and/or feedback: ChesterHouseRedevelopment@havingyoursay.co.uk
- ◆ Call our community line: **0161 711 0293**
(Monday to Friday, 9:00am – 5:30pm)
- ◆ Write to us: **FREEPOST SHAPE TOMORROW**
- ◆ **Scan the QR code** below to visit our website and have your say

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