# Trafford Council approves luxury homes development amid local opposition



Trafford Council has recently approved the construction of nine luxury homes in Oldfield Brow, a development that has sparked significant local opposition amid accusations of bypassing affordable housing requirements. The planning committee’s decision allows Trafford Developments, a council-run organisation, to build the homes on a site commonly referred to as the Cow Field, which many residents hold in sentimental regard.

The approved project encompasses nine detached and semi-detached three-storey houses, each featuring four or five bedrooms, with anticipated sale prices exceeding £500,000. The 0.43-hectare site, once thriving with allotment gardens, has been earmarked for construction, prompting vocal dissent from several residents and some councillors who argue that the development is not in line with community needs.

Local resident Paul O'Keefe has been a leading voice against the project, stating, “Oldfield Brow is a close-knit community, home to many social housing tenants, elderly residents and lower-income households.” O'Keefe critiques the decision to replace community gardens with high-value executive homes, asserting that "instead of restoring them for community use, it is now set for £500,000 executive homes, unaffordable to most local people." He also highlighted an "underutilisation of available land," expressing that the site could potentially support more, smaller affordable housing options with reduced impact on existing residents.

Critics contend that the council's proposal, consisting of only nine homes, is a strategic move to avoid the requirement to incorporate affordable housing, as Trafford’s policies mandate that developments of ten or more units must include such housing. In response to these concerns, a Trafford Council spokesperson defended the development, asserting that affordable housing and market sale units remain a top priority. The spokesperson explained, “We were unable to provide affordable homes at Stokoe Avenue as it is a very small site and it would not be viable for us, so we instead opted to deliver much-needed family homes.”

Clare Huber, director of development at Trafford Council, characterised the planning process as inclusive, stating, “We have done significant work on this site over the last two years which has included significant community consultation.” Huber noted that a project manager has participated in local meetings and that a full drop-in session was organised for community feedback.

The planning committee exhibited a range of opinions during discussions. Green Party Councillor Dan Jerrome described the decision as “the wrong choice,” arguing that the site could accommodate more homes. Councillor Meena Minnis echoed this sentiment, highlighting the urgent need for more efficient land use amidst ongoing housing shortages, particularly for social housing.

Despite the opposition, the committee's chair, Councillor Barry Winstanley, expressed support for the project, describing it as “a well-designed scheme” and affirming that considerable consultation efforts had been made with the community. Ultimately, the application garnered approval with nine members of the committee voting in favour and four against.

The forthcoming development will feature nine properties, each with private gardens and parking facilities. Access to the new homes will be facilitated through a new road linked to Stokoe Avenue. The site also boasts proximity to local amenities, including restaurants, shops, and a post office located along Seamon's Road. The timeline for construction commencement has yet to be announced.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://altrincham.todaynews.co.uk> - This URL provides general news from the Trafford area, which may include updates on local developments and community reactions, though it does not specifically address the Oldfield Brow project.
* <https://news4trafford.co.uk/2025/02/14/plans-for-147-new-energy-efficient-homes-in-old-trafford-have-been-approved-by-trafford-planning-committee/> - This article discusses another housing development in Trafford, highlighting the council's efforts to approve new homes, which can provide context for the broader housing policies in the area.
* <https://www.noahwire.com> - This is the source of the original article about the Oldfield Brow development, though it does not provide additional external validation.
* <https://pmc.ncbi.nlm.nih.gov/articles/PMC10311201/> - This article is unrelated to the Oldfield Brow development but highlights the importance of digital evidence in criminal cases, which does not directly support any claims in the article.
* <https://waysandmeans.house.gov/wp-content/uploads/2024/08/Report-of-the-Impeachment-Inquiry-of-Joseph-R.-Biden-Jr.-President-of-the-United-States.pdf> - This report is unrelated to the Oldfield Brow development and focuses on political investigations in the United States.