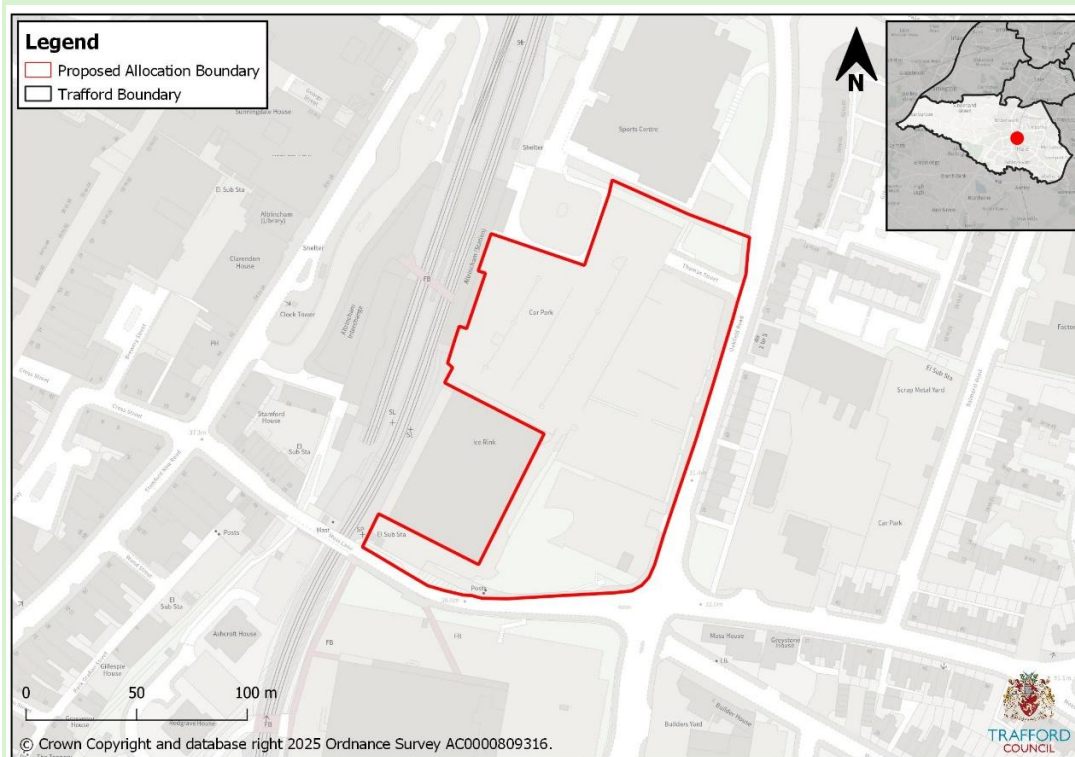


Proposed Residential Allocations

AS1: Land at Oakfield Road, Altrincham



Address:	Land at Oakfield Road, Altrincham			
Site Size (Ha):	1.73			
Allocated for:	180 dwellings and up to 3,900 sqm (gross) of office space			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	180	0	0
	0	3,900 sqm	0	0

AS1: Land at Oakfield Road, Altrincham Site Requirements

Land at Oakfield Road, Altrincham is allocated for a minimum of 180 dwellings and up to 3,900 sqm of office space. Development of this site will be required to:

- A. Deliver a range of dwelling sizes and types which help to meet the identified housing need for the South Locality, as set out in Local Plan Policy R4, and have regard to the latest Housing Needs Assessment;
- B. Make provision for a minimum of 45% affordable housing, in accordance with the South Locality requirements of Local Plan Policy R3 and R3S;
- C. Deliver development at a density of around 140 dwellings per hectare (dph);
- D. Deliver up to 3,900 sqm high quality flexible and adaptable office space in accordance with Local Plan Policies EJ4-G., EJ4-H. and BE1;
- E. Connect to / provide a Heat and Energy Network in accordance with PfE Policy JP-S3 and Local Plan Policy RT2, and seek opportunity to connect to nearby publicly owned buildings;
- F. Maximise connectivity to, from, and within Altrincham Town Centre by active and sustainable travel modes by:
 - i. Delivering a network of permeable streets and connections that prioritise active travel through the site, including good linkages towards Altrincham Interchange from the east and south;
 - ii. Providing public realm and active travel improvements on Moss Lane; and
 - iii. Facilitating and providing appropriate contributions towards strategic active travel schemes;
- G. Incorporate minimum levels of car parking which must either be provided as on-site podium parking, or by using centrally designated parking barns/ multi-storey car parks;
- H. Deliver high-quality green infrastructure, including landscaping, elevated green spaces, sustainable drainage system (SuDS) and tree planting;
- I. Enable and contribute to the creation and provision of significant new areas of on-site accessible and publicly accessible open space as set out in Local Plan Policies OS1 and OS1S;

- J. Achieve a high-quality, locality distinctive design which responds sympathetically to the Grade II Listed buildings: Stamford House, Clock Tower, and Station Hotel and adjacent Stamford New Road Conservation Area, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment;
- K. Ensure development is of a high design quality, respecting the scale and massing of the surrounding area and addressing key frontages, by:
 - i. Providing principal active frontages along key frontages, particularly Moss Lane, Oakfield Road and new primary internal streets; and
 - ii. Providing appropriate transitions of scale, locating taller buildings at a greater distance from existing two-storey residential properties and other sensitive receptors; and
- L. Incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution for future occupiers, considering the impact from the rail and Metrolink lines to the west, in accordance with Local Plan Policy BE1.

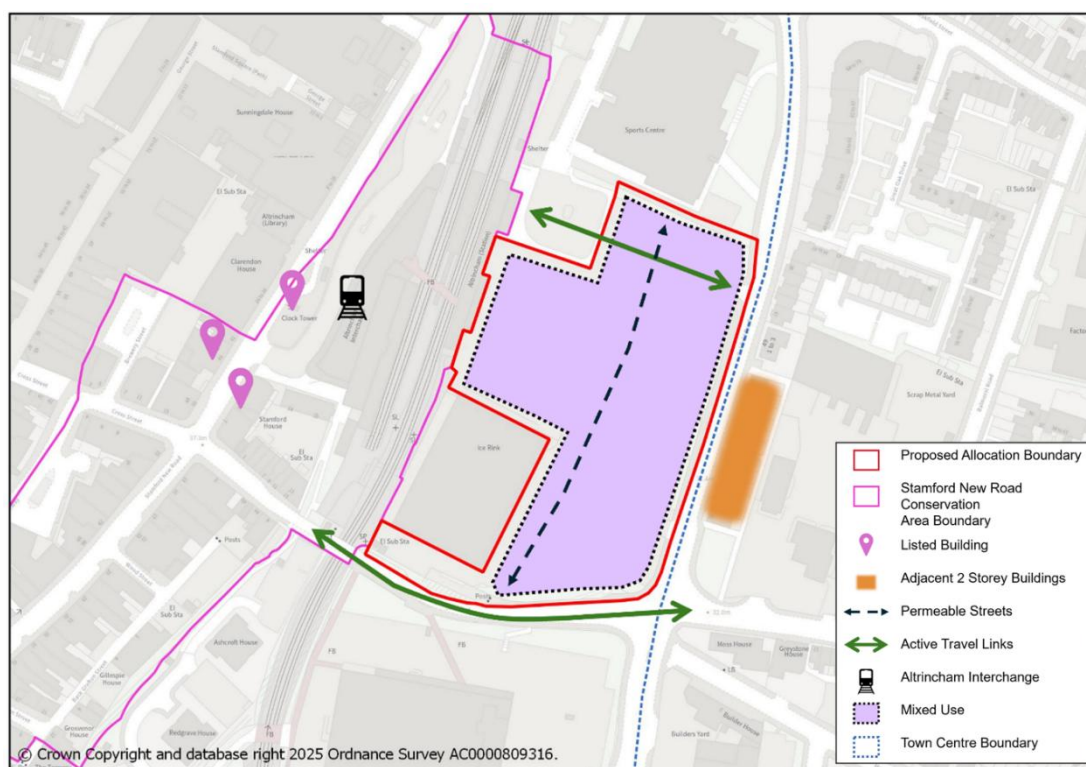


Figure 3-2: Land at Oakfield Road, Altrincham Indicative Policy Plan

- 3.2 Land at Oakfield Road, Altrincham includes cleared previously developed land, and land used for surface level car parking on the eastern edge of Altrincham Town Centre. Altrincham Interchange is located adjacent to the site to the west, and a number of local services and amenities are located in close walking distance, including Altrincham Leisure Centre to the north, a supermarket to the south and Altrincham Town Centre to the west. The site wraps around an existing ice rink and although there are currently no plans to close this facility, plans for the wider site are emerging.
- 3.3 The site is allocated for around 140 dwellings per hectare due to its highly sustainable location. This is in excess of the minimum requirements outlined in Policy JP-H4, however given the site's proximity to Altrincham Interchange and surrounding context, it is considered the site can accommodate a higher density. The density has taken account of the requirement to also deliver almost 4,000 sqm of office space as well as the setting of heritage assets, however further assessments will need to be carried out and considered as part of the design of the development.
- 3.4 The site is located within 50 m of a Grade II listed building: Stamford House and Stamford New Road Conservation Area with a further two listed buildings (Clock Tower, and Station Hotel) located around 100 m from the site. The proposed design must consider the setting of the listed buildings and seek to enhance or better reveal their significance.
- 3.5 The site is identified as being located within a Heat and Energy Network Opportunity Area within PfE. As such it is expected that development will connect to an existing or planned heat/energy network or install a site-wide heat/energy network. In the event of a site-wide heat/energy network, opportunity should also be explored to connect the adjoining publicly owned buildings: Altrincham Leisure Centre, in line with PfE Policy JP-S3.
- 3.6 Prioritisation of walking, wheeling and cycling throughout the site will enable sustainable travel choices. A legible and permeable street pattern is required to optimise access to Altrincham Interchange from the south and east to Altrincham Town Centre. Furthermore, access and improvements to Moss Lane

are necessary to improve the site's connection with services and retail uses within the town centre.

- 3.7 Surface level car parking is an inefficient use of land and therefore redevelopment of the site should consider podium parking and potentially a multi-storey car park centrally located. Lower levels of residential car parking are acceptable in this location given it is situated within Altrincham Town Centre.
- 3.8 Green infrastructure must be multi-functional and considered early in the design process to ensure a landscape-led approach, which responds to the site. Green infrastructure and landscaping must integrate with the drainage network to mitigate the effects of climate change. Green infrastructure must be delivered to enhance biodiversity, health, climate resilience, and water management.
- 3.9 Two-storey, terraced, residential properties are located on Oakfield Road to the east of the site. As such, development at this site will need to be designed as to not result in undue overshadowing, overlooking existing occupiers and being overbearing in size.
- 3.10 The site is located adjacent to a rail station and Metrolink station and is proposed for residential use. Therefore a Noise Impact Assessment must be carried out and recommendations implemented to ensure acceptable levels of noise for future occupants.
- 3.11 Allocation of the site will help to achieve SO1, SO4, SO6, through providing a significant number of new dwellings and office space, promoting a greater diversity of uses and attracting new, high-quality investment in a highly sustainable location within Altrincham, Town Centre. The development will also protect the historic environment which will help meet SO10.

Consultation Question 3-1

Do you support this proposed allocation? Yes / No

Consultation Question 3-2

Do you support the proposed use, amount and phasing of development? Are there any other specific issues or local features that should be considered for the site?