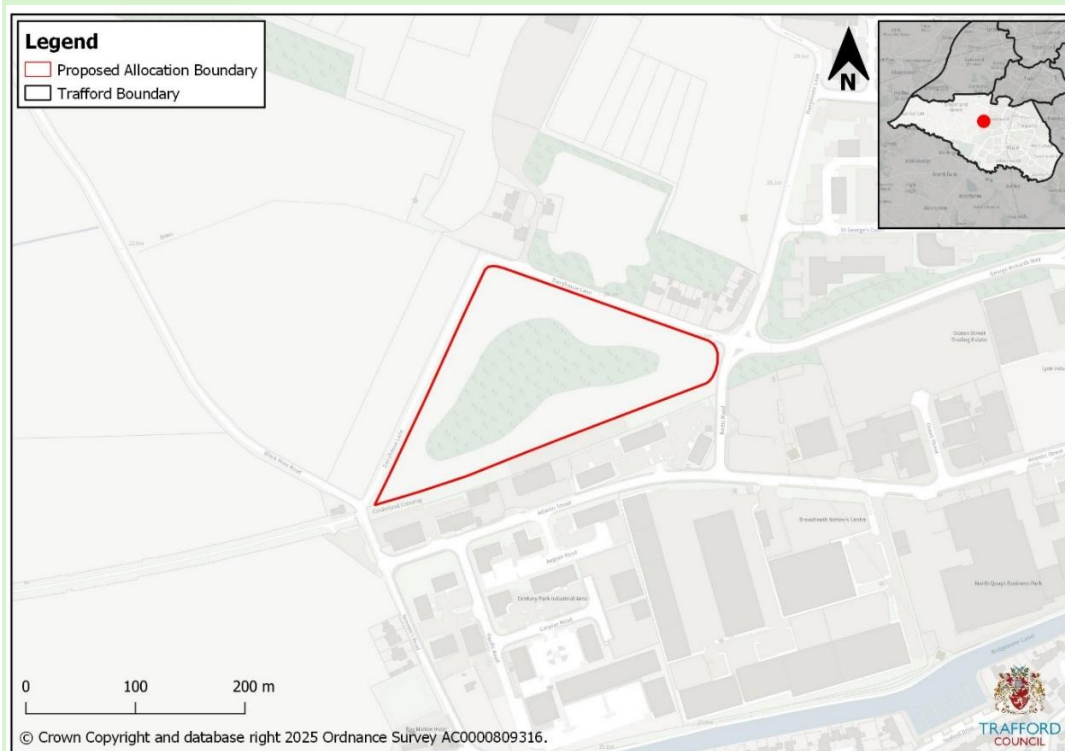


Proposed Industry and Warehousing Allocations

AS12: Land at Dairyhouse Lane, Broadheath



Address:	Land at Dairyhouse Lane, Broadheath			
Site Size (Ha):	3.46			
Allocated for:	12,040 sqm (gross) industrial and warehousing floorspace			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	0	12,040 sqm	0

AS12: Land at Dairyhouse Lane, Broadheath Site

Requirements

Land at Dairyhouse Lane is allocated for a minimum of 12,040 sqm of industrial and warehousing floorspace.

Development of this site will be required to:

- A. Deliver 12,040 sqm industrial and warehousing floorspace in accordance with EJ3S;
- B. Connect to / provide a Heat / Energy network in accordance with PfE Policy JP-S3 and Local Plan Policy RT2;
- C. Facilitate and / or provide appropriate contributions towards improvements to the TransPennine Trail and / or other active travel routes;
 - i. Demonstrate a landscape-led scheme which:
 - ii. Maximises the retention of good quality trees on-site; and
 - iii. Reflects and responds to the special qualities and sensitivities of its location within Local Plan Settled Sandlands Landscape Character Area (LCA) and adjacent to PfE Mosslands and Lowland Farmland LCA in accordance with Local Plan Policy GI1 and PfE Policy JP-G1;
- D. Deliver appropriate landscape buffers to the north and west boundaries of the site to strengthen the boundary to the Green Belt;
- E. Deliver high-quality green infrastructure, including landscaping, sustainable drainage system (SuDS) and tree planting in accordance with Local Plan Policies GI2, GI6 and GI7;
- F. Retain and have regard to non-designated heritage assets (including Cinderland Crossing Cottage) including their setting, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment; and
- G. Carry out a noise assessment and incorporate noise and air quality attenuation measures and management plans to ensure acceptable living conditions in terms of noise, vibration and pollution for nearby sensitive noise receptors (particularly residential properties located on Dairyhouse Lane to the north), considering the impact from the proposed uses, in accordance with Local Plan Policy BE1.

- 3.53 Land at Dairyhouse Lane is a triangular-shaped site located within the western part of Broadheath Employment Area. The site comprises greenfield land with a wooded area to the centre. Office and warehouse units are sited to the south, whilst residential properties are present to the north and west of the site (on Black Moss Road and Dairyhouse Lane).
- 3.54 Broadheath Employment Area has been identified as a Heat and Energy Network Opportunity Area. As such development will need to comply with Policy JP-S3 and Policy RT2 and connect to an existing or planned heat/energy network.
- 3.55 The Green Belt is situated to the northern side of Dairyhouse Lane which wraps the northern and western borders of the allocation site and is demarcated by a hedgerow. Development on this site will be required to retain and strengthen the boundary of the site, thereby strengthening the Green Belt boundary on the other side of the road. In turn the appropriate landscape buffer would also reflect and respond to the surrounding landscape.
- 3.56 The Green Infrastructure Network runs along the southern border of the site. 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. Many benefits arise from good quality green infrastructure, including enhanced biodiversity, health, climate resilience, and water management.
- 3.57 The Trans Pennine Trail (NCN Route 62) runs along Dairyhouse Lane from an off-road path, a former rail line, which terminates at Seamon's Road. Development of the site must facilitate improvements to the Trans Pennine Trail and where possible improve the safety and experience of cyclists/users by providing an off-road path through the site, resulting in a shorter, more direct route.
- 3.58 Development of this site must have regard to Cinderland Crossing Cottage, a non-designated heritage asset as detailed in the Local Heritage Listing Project: Dunham Woodhouses Gazetteer.

- 3.59 The site is also allocated adjacent to Mineral Safeguarding Area and therefore Policy 8 should be of the Greater Manchester Joint Minerals Development Plan (or any relevant policies in subsequent minerals plans) should be considered.
- 3.60 Allocation of the site will help to ensure that employment use can be brought forward on the site within the Plan period, helping to meet SO4 through attracting new, high quality and diverse investment within Broadheath Employment Area.

Consultation Question 3-12

Do you support this proposed allocation? Yes / No

Consultation Question 3-13

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?