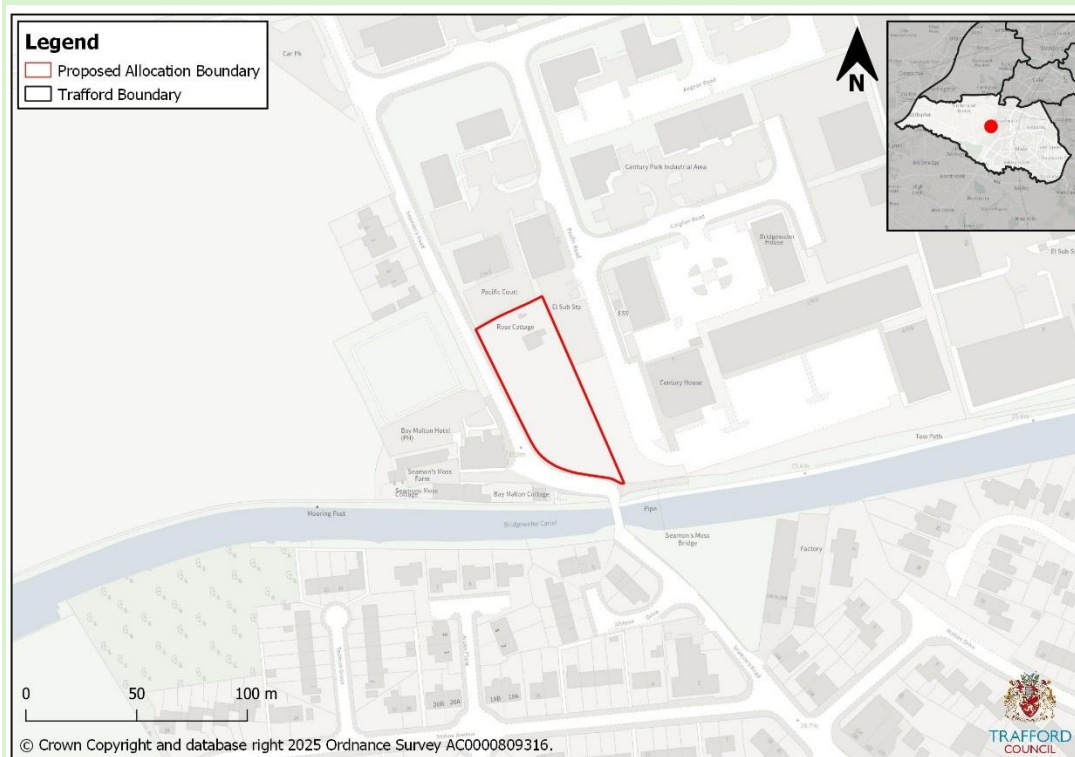


Proposed Gypsy and Traveller Allocation

AS13: Land at Rose Cottage, Broadheath



Address:	Land at Rose Cottage, Broadheath			
Site Size (Ha):	0.25			
Allocated for:	2 Gypsy and traveller pitches			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	2	0	0

AS13: Land at Rose Cottage, Broadheath Site Requirements

Development will be required to:

- A. Deliver two gypsy and traveller pitches which provide:
 - i. A private access from the highway;
 - ii. Sufficient space for parking and manoeuvring caravans; and
 - iii. An amenity block for each pitch with external plug/hook up sockets;
- B. Demonstrate a landscape-led scheme which:
 - i. Retains existing good quality trees on-site;
 - ii. Provides a landscape buffer between the site and Seamon's Road, linking to the Green Infrastructure corridor along the Bridgewater Canal; and
 - iii. Delivers high-quality green infrastructure, including landscaping, sustainable drainage system (SuDS) and tree planting incorporated within the site layout, connecting to neighbouring Green Infrastructure;
- C. Reflects and responds to the special qualities and sensitivities of its location adjacent to Local Plan Settled Sandlands Landscape Character Area (LCA) and PfE Mosslands and Lowland Farmland LCA in accordance with Local Plan Policy GI1 and PfE Policy JP-G1; and
- D. Retain and have regard to non-designated heritage assets (Rose Cottage, Bay Malton Hotel and Bay Malton Cottage) including their setting, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment.

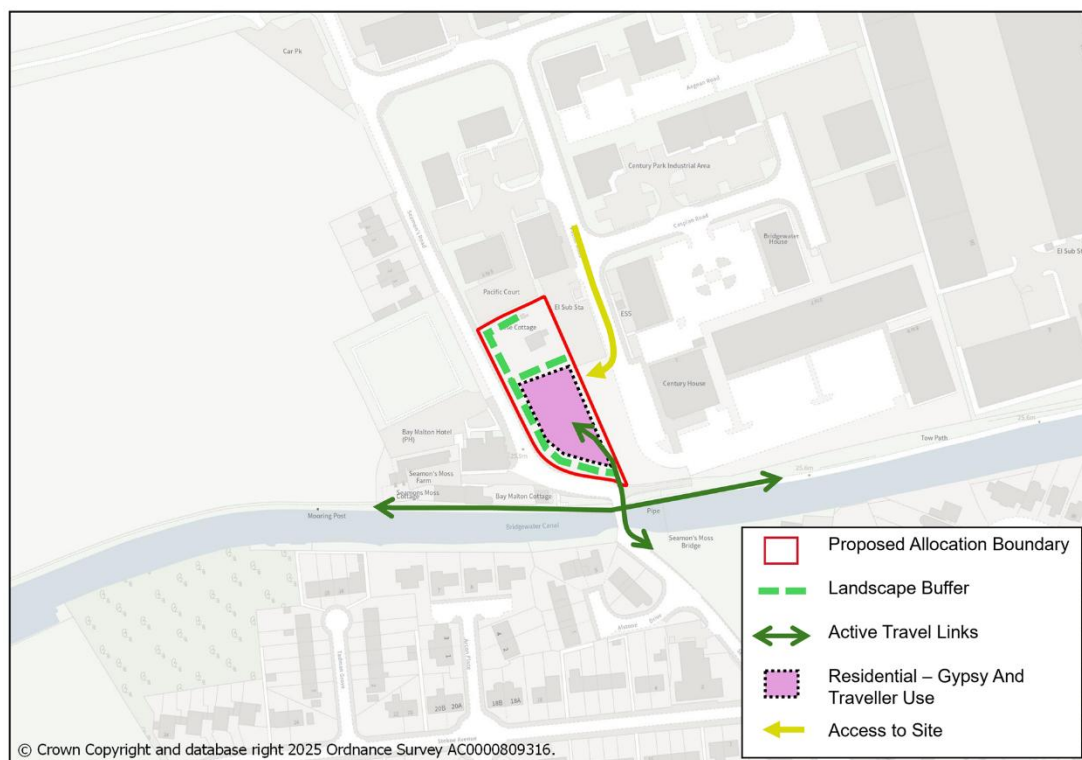


Figure 3-3: Land at Rose Cottage, Broadheath Indicative Policy Plan

- 3.46 Rose Cottage is located on Seamon's Road within the Broadheath Employment Area. The site comprises a two-storey detached property which is considered a non-designated heritage asset and is a candidate for Trafford's local list, and a large area of grassland to the south of the property. The site is located a short distance from Bridgewater Canal to the south and Trans Pennine Trail to the north. A number of residential properties are located on the western side of Seamon's Road within the Green Belt, whilst Oldfield Brow, a residential neighbourhood, is situated south of Bridgewater Canal.
- 3.47 This site is allocated for two gypsy and traveller pitches. The provision of these two pitches will meet a need identified in the Gypsy and Traveller Accommodation Assessment 2024 (GMCA). The pitches must have their own access with sufficient space for turning/manoeuvring to allow residents to easily take caravans on and off their pitches.
- 3.48 Amenity blocks are required to provide facilities such as a kitchen and bathroom. Whilst individual amenity blocks are required, they could be adjoined for space efficiency purposes. Consideration should be given to orientation,

size and location of rooms and windows within buildings to maximise heat efficiency and provide adequate ventilation. External plug/hook up sockets should be located on the amenity building.

- 3.49 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. This is to ensure that Green Infrastructure is of good quality and multi-functional in order to provide many benefits, including biodiversity, health, climate resilience, and water management.
- 3.50 Vehicular access to the site could be provided from the east from within the existing business park for amenity and connectivity reasons or from Seamons Road, if an eastern access is unfeasible. There is opportunity to provide a more direct walking, wheeling and cycling route towards key strategic routes (Trans Pennine Trail and Bridgewater Canal) from Seamon's Road.
- 3.51 There is an expectation that heritage impacts and green infrastructure will be considered from the earliest stage.
- 3.52 Rose Cottage is a detached cottage shown on the Dunham Massey tithe map of 1839 and described as a 'house and garden' belonging to the Earl of Stamford. As described in the Local Heritage Listing Project: Broadheath and Oldfield Brow Gazetteer, the cottage, along with former Bay Malton Hotel and Bay Malton Cottage, makes a positive contribution to the historic character of the canal-side hamlet. Development on this site must be sensitive to ensure the significance of the non-designated heritage assets is sustained and enhanced.

Consultation Question 3-10

Do you support the proposed allocation? Yes / No

Consultation Question 3-11

Are there any other specific issues or local features that should be considered for the site?