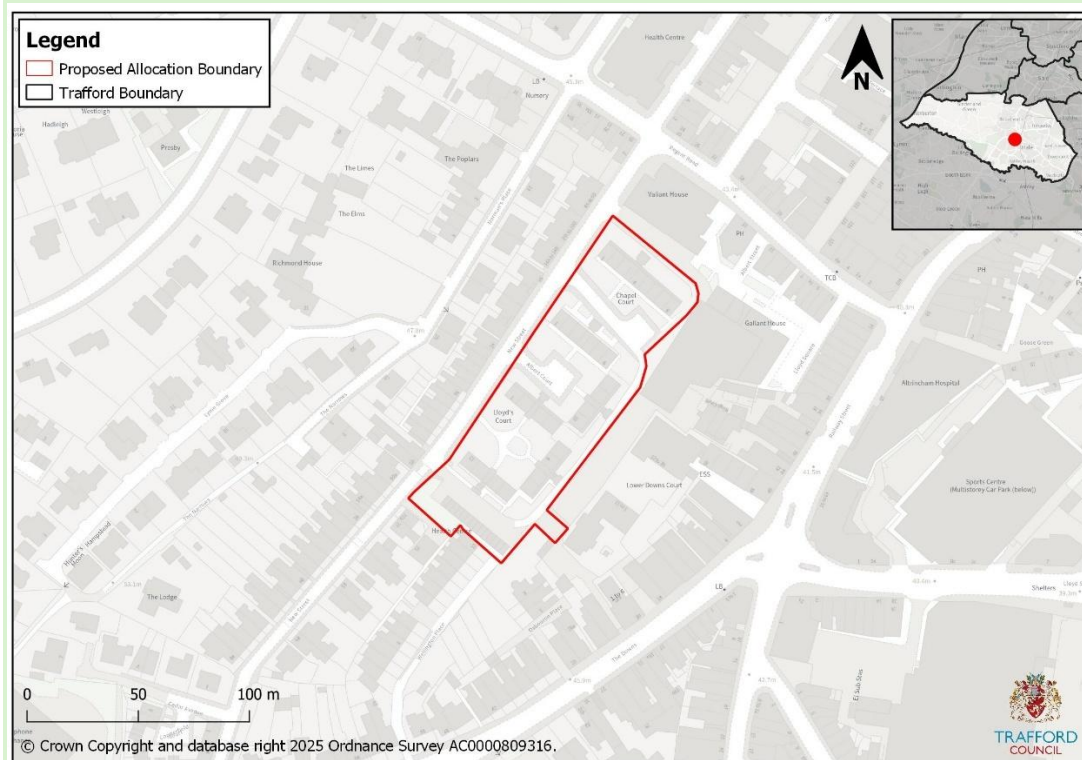


AS2: New Street, Altrincham



Address:	New Street, Altrincham			
Site Size (Ha):	0.80			
Allocated for:	88 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	88	0	0	0

AS2: New Street, Altrincham Site Requirements

Land at New Street, Altrincham is allocated for a minimum of 88 dwellings. 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. Connect to / provide a Heat and Energy Network in accordance with PfE Policy JP-S3 and Local Plan Policy RT2;
- E. Prioritise the provision of walking, wheeling and cycling on site and utilise the most direct and convenient path to maximise connectivity to, from, and within Altrincham Town Centre; considering the hierarchy set out in PfE JP-C1;
- F. Achieve a low car development through a reduced level of residential car parking which reflects the site's sustainable location within Greater Manchester Accessibility Level 6 having regard to all relevant the parking standards set out in Local Plan Policy TM10;
- G. Deliver high-quality green infrastructure including landscaping, elevated green spaces, sustainable drainage system (SuDS) and tree planting;
- H. 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 Policy OS1 and OS1S;
- I. Provide an appropriate design in terms of siting, height (no more than 5 stories), massing, appearance and materiality, to sustain and enhance the nearby designated and non-designated heritage assets;
- J. Achieve a high-quality, locality distinctive design which responds sympathetically to the adjacent Stamford New Road, The Downs and Old Market Place Conservation Areas; and

K. Incorporate suitable noise attenuation measures to ensure acceptable living conditions in terms of noise, vibration and pollution for future occupiers, considering the impact from Regent Road car park and neighbouring commercial uses, in accordance with Local Plan Policy BE1.

- 3.12 Land at New Street, Altrincham, located adjacent to Altrincham Town Centre, currently comprises of 6no. detached apartment blocks (circa 1960s), 3 to 4 storeys in height, grouped around three courtyards, Lloyds Court, Albert Court, Chapel Court. The site also includes a detached row of 14 residential garages. The majority of the apartments are owned and managed by L&Q Housing Trust, who wish to redevelop the site and demolish the existing buildings.
- 3.13 The site is in a highly sustainable location, adjacent to the defined Altrincham Town Centre boundary and proximity to Altrincham Interchange, and it is therefore suitable for a high-density development of around 140 dwellings per hectare, ensuring the most efficient use of land. This is in excess of the minimum requirements outlined in Policy JP-H4 but is considered appropriate given the site's sustainable location and context.
- 3.14 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.
- 3.15 Low parking levels are sought due to the site's highly sustainable location, adjacent Altrincham Town Centre and within Greater Manchester Accessibility Level 6 meaning it is highly accessible by public transport.
- 3.16 The allocation is for over 50 dwellings and therefore open space provision is required by Local Plan Policy OS1.
- 3.17 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. The benefits of providing green infrastructure include enhanced biodiversity, health, climate resilience, and water management.

- 3.18 The southwest corner of the site is included within the Downs Conservation Area. The site is also adjacent to a large number of non-designated and designated heritage assets including Old Market Place Conservation Area, Stamford New Conservation Area and George Street Conservation Area, and within the setting of several Grade II listed buildings. Development must be sympathetically designed to respect the significance of designated and non-designated heritage assets.
- 3.19 A planning application has been submitted for demolition of the existing buildings and erection of a total of 88 dwellings. This proposal has taken on board concerns about the level of the development previously proposed for the site and has responded with the current lower number of units, which is in line with this Policy. At the time of writing, the application has been approved by planning committee on 10 July 2025, subject to S106 legal agreement.
- 3.20 Allocation of the site will help to achieve SO1 through providing new dwellings in a highly sustainable location within Altrincham, Town Centre.

Consultation Question 3-3

Do you support this proposed allocation? Yes / No

Consultation Question 3-4

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?