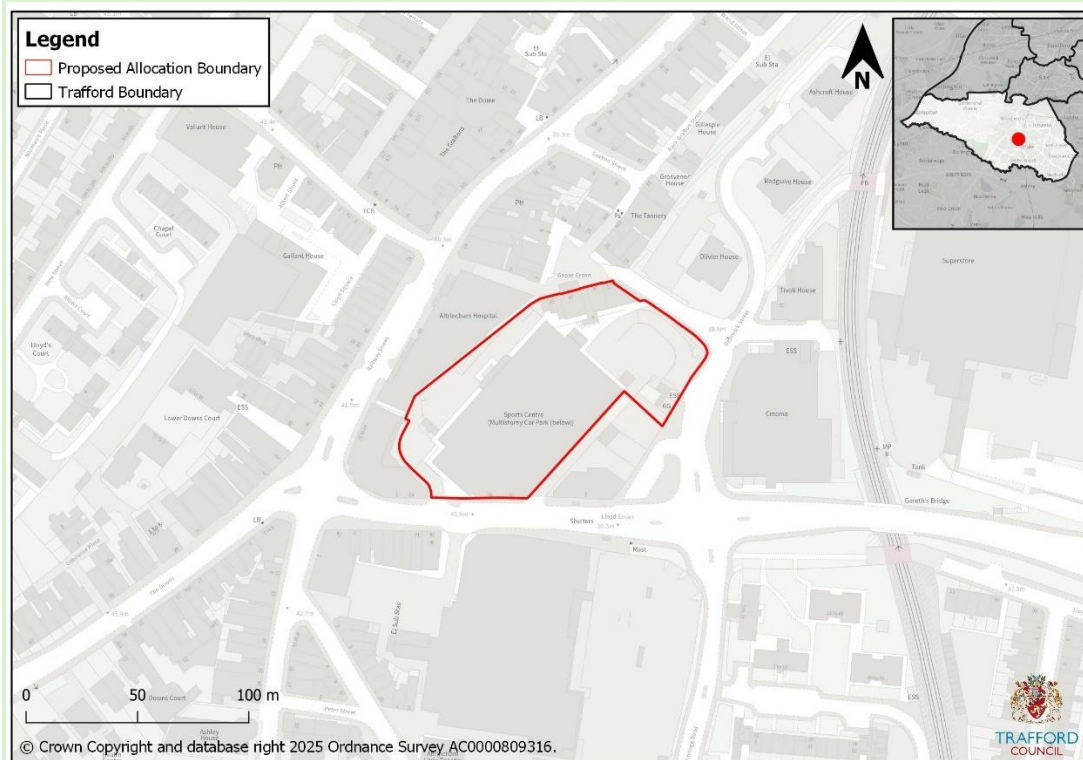


## AS3: Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham



<b>Address:</b>	Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham			
<b>Site Size (Ha):</b>	0.78			
<b>Allocated for:</b>	Mixed use: 88 dwellings and circa 4,000 sqm (gross) leisure, commercial and community			
<b>Anticipated delivery time scale:</b>	<b>2025-2030</b>	<b>2030-2035</b>	<b>2035-2042</b>	<b>2042+</b>
	<b>0-5</b>	<b>6-10</b>	<b>11-17</b>	<b>18+</b>
	0	0	88	0
	0	0	4,000 sqm	0

### **AS3: Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham Site Requirements**

The Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham is allocated for a minimum of 88 dwellings and approximately 4,000 sqm of leisure, commercial and community. 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 Policies R3 and R3S;
- C. Deliver residential development at a density of around 140 dwellings per hectare (dph);
- D. Deliver approximately 4,000 sqm of leisure, commercial and community use;
- E. Connect to / provide a Heat and Energy Network in accordance with PfE Policy JP-S3 and Local Plan Policy RT2;
- F. 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;
- G. Incorporate minimum levels of car parking which must either be provided as on-site podium parking or by using a centrally designated parking barn/multi-storey car park;
- H. Deliver high-quality green infrastructure, including landscaping, street trees, Sustainable Drainage System (SuDS) and green walls, having regard to the Tree Preservation Order;
- 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 adjacent Goose Green, The Downs and Stamford New Road Conservation Areas;

- K. Ensure development is landscape-led and of a high design quality, respecting the scale and massing of the surrounding area and addressing key frontages, particularly Lloyd Street, and Goose Green; 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 Lloyd Street and neighbouring commercial uses, in accordance with Local Plan Policy BE1.

- 3.21 Land fronting Lloyd Street, Denmark Street and Goose Green is currently in use and comprises sports and health facilities as well as a multi-storey car park, within Altrincham Town Centre.
- 3.22 Redevelopment of the site at a density of around 140 dwellings per hectare (dph) will make a more efficient use of land within a highly sustainable location. 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.
- 3.23 The existing uses are proposed to be incorporated into the mixed-use scheme and therefore would not result in a loss of leisure and sports facilities within a town centre location.
- 3.24 The site is located adjacent to three conservation areas, Goose Green, The Downs and Stamford New Road Conservation Areas. The proposed design would therefore need to sympathetically respond to the setting of the conservation areas.
- 3.25 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.
- 3.26 Lower levels of residential car parking are acceptable in this location given it is situated within Altrincham Town Centre. Redevelopment of the site must consider a multi-storey car park and podium parking.
- 3.27 A Tree Preservation Order covers part of the site and therefore development must have due regard to any trees present on site, particularly those protected.

The development must be landscape-led and green infrastructure considered early in the design process to ensure a multi-functional green network, which responds to the site's context. Green infrastructure and landscaping must integrate with the drainage network to mitigate the effects of climate change. Good quality green infrastructure results in biodiversity, health, climate resilience, and water management benefits.

- 3.28 The allocation is for over 50 dwellings and therefore open space provision is required by Local Plan Policy OS1.
- 3.29 The site is located adjacent to commercial uses and the proposal includes a residential use. Therefore a Noise Impact Assessment must be carried out and recommendations implemented to ensure acceptable levels of noise for future occupants.
- 3.30 Allocation of the site will help to achieve Strategic Objectives SO1 and SO6 through providing a residential-led mixed use scheme, promoting greater diversity of appropriate uses, in a highly sustainable location within Altrincham, Town Centre. Improvements to the existing leisure facilities will help meet SO2 through supporting the provision of facilities and services which meet the community needs and life-long physical activity.

### **Consultation Question 3-5**

Do you support this proposed allocation? Yes / No

### **Consultation Question 3-6**

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?