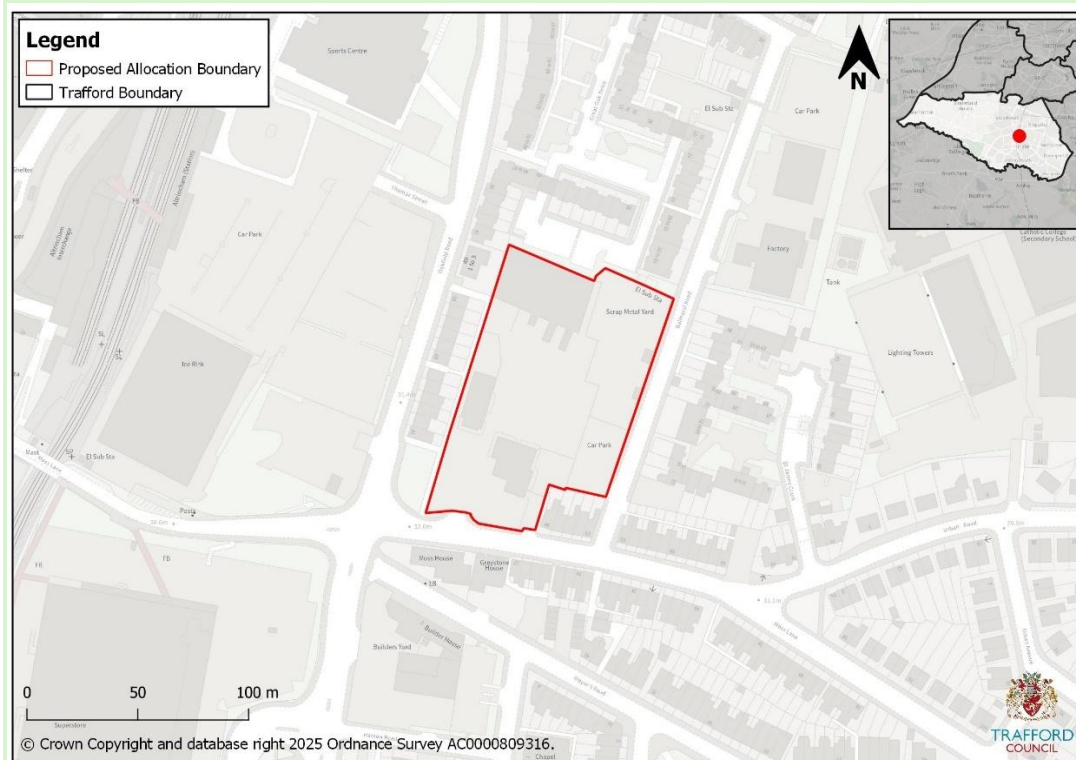


AS4: Land at Moss Lane, Balmoral Road, Altrincham



Address:	Land at Moss Lane, Balmoral Road, Altrincham			
Site Size (Ha):	0.89			
Allocated for:	86 dwellings			
Anticipated delivery time scale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	0	86	0	0

AS4: Land at Moss Lane, Balmoral Road, Altrincham Site Requirements

Land at Moss Lane, Balmoral Road is allocated for approximately 86 residential 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 Policies R3 and R3S;
- C. Deliver development at a density of around 120 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 / 7 having regard to all relevant the parking standards set out in Local Plan Policy TM10;
- G. 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 OS1;
- H. Deliver high-quality green infrastructure, including landscaping, sustainable drainage system (SuDS) and tree planting to enhance biodiversity, health, climate resilience, and water management;
- I. Deliver a landscape-led, high-quality, locally distinctive design which has been informed and influenced by its context, and provides an active frontage; and
- J. Deliver a mixture of housing and apartment blocks of no higher than four stories in height.

- 3.31 The allocation site is located off Moss Lane and Balmoral Road, Altrincham, and is currently occupied by a builders' merchant, scrapyard and car park with EV charging. The site is located adjacent to Altrincham Town Centre boundary in close proximity to good public transport links, local services and open green space such as Stamford Park. The surrounding area includes commercial and residential properties. The residential properties largely comprise two-three storey terraced properties.
- 3.32 The site is allocated within the Altrincham Town Centre Neighbourhood Business Plan (ATCNBP). In this Plan it is identified for 43 dwellings as a mix of apartments and houses with a standard density ratio of 50 dwellings per hectare, thus yielding 43 units. The policy stance on housing density has changed since the adoption of the Neighbourhood Plan in 2017. PfE JP-H4 requires a minimum 120 dwellings per hectare as it is located within 400 metres of a rail station and Metrolink stop in a large, designated centre such as Altrincham. In order to achieve efficient use of land, the Allocation Policy therefore requires approximately 86 residential dwellings at a density of 120 dwellings per hectare.
- 3.33 Prioritisation of walking, wheeling and cycling and providing the most convenient route towards key destinations, combined with low levels of car parking, are sought to encourage sustainable travel choices and a modal shift. Lower levels of car parking are acceptable in this location given it is situated on the edge of Altrincham Town Centre and within 400m of Altrincham Interchange.
- 3.34 Development on this site should respect the building forms and heights of nearby properties and therefore a maximum of four stories is considered appropriate.
- 3.35 The allocation is for over 50 dwellings and therefore open space provision is required by Local Plan Policy OS1.
- 3.36 Allocation of the site will help to ensure that residential use can be brought forward on the site within the plan period, helping to meet SO1 through providing housing a significant number of residential units on a suitable previously developed site in Altrincham.

Consultation Question 3-7

Do you support this proposed allocation? Yes / No

Consultation Question 3-8

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?