

## **AS5 - AS11: Sites between 10 – 49 dwellings**

Sites of between 10-49 dwellings listed in this policy are allocated for residential development. Site plans of each allocation are in Appendix 4.

Development 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 appropriate for the site's location, considering the quantum provided within this policy;
- D. Deliver 800 sqm high quality flexible and adaptable office space on the Bridge Works allocation (AS7) in accordance with Local Plan Policy EJ4-G., EJ4-H. and BE1;
- E. Connect to / provide a Heat and Energy Network on sites located within Altrincham Heat and Energy Opportunity Area in accordance with PfE Policy JP-S3 and Local Plan Policy RT2;
- F. Prioritise the provision of walking, wheeling and cycling on site and when connecting to the wider network, considering the hierarchy set out in PfE JP-C1; facilitating routes that utilise the most direct and convenient path towards key destinations, including transport hubs, green spaces, local services and facilities;
- G. Achieve a low car development through a reduced level of residential car parking on sites located within Altrincham Town Centre or Greater Manchester Accessibility Level 6 or above, having regard to all relevant the parking standards set out in Local Plan Policy TM10;
- H. Facilitate and / or provide appropriate contributions towards improvements along the A56 corridor to support a greater sustainable mode share, including improved crossing facilities, cycle infrastructure and pedestrian space;
- I. Deliver high-quality green infrastructure, including landscaping, sustainable drainage system (SuDS) and tree planting in accordance with Local Plan Policies GI2, GI6 and GI7;

- J. Protect and enhance the Locally Designated Site / Natural Environment Asset and Green Infrastructure Network in accordance with Local Plan Policies GI2, GI5 and GI5S;
- K. Achieve a landscape-led, high-quality, locally distinctive design, which has been informed and influenced by the site's context, and provides an active frontage as well as a coherent rhythm and structure to the site's street scenes, including A56, Navigation Road, Woodlands Road, Manor Road and Bridgewater Canal;
- L. Have regard to designated and non-designated heritage assets including their setting, and where necessary / appropriate mitigate any negative impacts as informed by a detailed heritage impact assessment;
- M. Protect and restore non-designated heritage assets on-site, such as the Pelican Inn public house building (AS9), and bring back into an appropriate active use; and
- N. Incorporate noise and air quality attenuation measures, where appropriate, to ensure acceptable living conditions in terms of noise, vibration and pollution for future occupiers, considering the impact from noise sources and Air Quality Management Areas, including the A56 and Woodlands Road/Barrington Road junction, in accordance with Policy BE1.

Policy Ref	Site	Site size (ha)	Dwellings	Anticipated delivery timescale			
				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
AS5	Mansion House, Altrincham	0.43	41	0	0	41	0
AS6	Land at Mayors Road, Manor Road, Altrincham	0.35	34	0	0	34	0
AS7	Bridge Works, Altrincham	0.24	32	32	0	0	0
AS8	Trafalgar House, Altrincham	0.54	31	0	0	31	0
AS9	The Pelican Inn, Altrincham	0.55	27	0	27	0	0
AS11	Hare and Hounds	0.49	20	0	20	0	0

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				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
	Public House, Timperley						

- 3.37 This policy is for medium sized sites allocated for between 10 and 49 residential dwellings and will make an important contribution to the housing land supply in the South Locality. Many of these sites are in highly sustainable locations, on the edge of Altrincham Town Centre and / or close to the existing Metrolink, bus and walking, wheeling and cycling network.
- 3.38 Given the sustainable location of many of the sites, regard has been given to the PfE Policy JP-H4 density requirements and, where appropriate, opportunities identified for where the density can be increased beyond the minimum requirements outlined in the Policy. This is particularly appropriate near the Bridgewater Canal, such as Mansion House, where apartment-led development and higher building heights may be suitable. This approach is therefore reflected in the development quantum of the sites proposed for allocation.
- 3.39 One of the allocated sites, Land at Mayors Road, Manor Road is located within a Heat Network Opportunity Area. In accordance with PfE Policy JP-S3 and Local Plan Policy RT2, this site will be required to connect to an existing or planned heat/energy network or provide a heat/energy network solution.
- 3.40 The medium sized sites within the South Locality are well connected via Metrolink, train and bus as well as good cycling infrastructure. To enable a modal shift, development schemes in the South Locality should prioritise walking, wheeling and cycling infrastructure on site and within the wider network. Developments on medium sized sites should also provide car and cycle parking provision that reflects the site's location and where appropriate, enable a modal shift by limiting residential parking levels and providing enhanced cycle parking facilities.

- 3.41 On medium sized sites there is an expectation that landscaping and green infrastructure will be considered from the earliest stage and will be a critical element in the design of the scheme. 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.
- 3.42 The South Locality has many designated and non-designated heritage assets. Sites that impact upon these assets must provide a detailed heritage impact assessment and ensure that development sympathetically responds to the significance of the heritage asset(s).
- 3.43 For example, the Pelican Inn built in c.1930-31, is considered a non-designated heritage asset and a local list candidate. The front elevation, a mixture of modern brickwork and mock-Tudor style, provides the architectural interest and presents a landmark along Manchester Road, as described in the Local Heritage Listing Project: Timperley Gazetteer.
- 3.44 A planning application for the demolition of the existing buildings and their replacement with a specialist residential scheme to provide a care home was dismissed on appeal in October 2022. The key reason for dismissal was the substantial weight attached to the complete loss of the Pelican Inn building. All proposals for the site are therefore required to ensure that the Pelican Inn building is brought back into an appropriate active use, including residential.
- 3.45 Medium sized sites will help meet numerous Strategic Objectives, including SO1, SO2, SO3, SO6, SO7, SO8 and SO10.

### **Consultation Question 3-9**

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? (please specify which site your comments relate to)