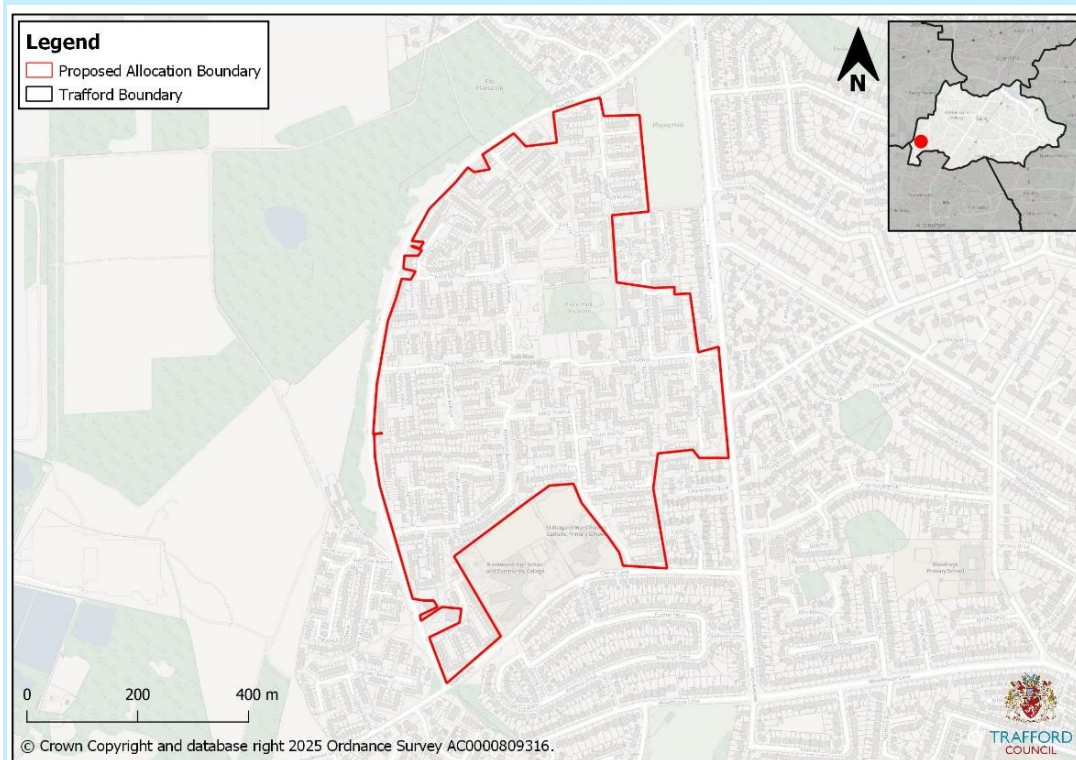


## AC2: Land at the Sale West Estate



<b>Address:</b>	Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue				
<b>Site Size (Ha):</b>	36.91				
<b>Allocated for:</b>	96 dwellings				
<b>Anticipated delivery time scale:</b>	<b>Complete</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>
	167	66	30	0	0

## AC2: Land at the Sale West Estate Site Requirements

Land at the Sale West Estate is allocated for a minimum 96 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 Central 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 30% affordable housing in accordance with the Central Locality requirements of Local Plan Policy R3 and R3C;
- C. Deliver development at a density of around 35 dwellings per hectare;
- D. Provide safe and convenient access to local services and facilities by sustainable modes of travel, with particular focus on improving connectivity to Sale Town Centre and the adjacent New Carrington development. This includes:
  - i. Establishing high-quality pedestrian and vehicular connections to the New Carrington site to the northeast, delivering integrated movement and community cohesion;
  - ii. Enhancing pedestrian and cycle routes within the estate and to key destinations, recognising current limitations in public transport and relative isolation;
  - iii. Requiring improvements to public transport infrastructure and services, contributing towards strategic transport objectives; and
  - iv. Ensuring site access arrangements prioritise safety for all users and minimise impacts on the local highway network;
- E. Improvements to pedestrian and cycle infrastructure linking the site to Sale Town Centre and New Carrington;
- F. Deliver high-quality green infrastructure throughout the site, including:
  - i. A comprehensive landscaping scheme, including a tree planting strategy to mitigate the previous loss of green space and tree cover; and
  - ii. Usable and accessible green spaces within the site in line with Policy GI2 and a network of green spaces and corridors throughout the site and surrounding area;

- 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 Policy OS1;
- H. Deliver high-quality green infrastructure throughout the site, softening site edges and creating green buffers through appropriate boundary treatments, taking into account the requirements of Policy OS1; and
- I. Provide community centre improvements and financial contributions, ensuring that any redevelopment or relocation of the Sale West Community Centre and associated Multi-Use Games Area (MUGA) either maintains or enhances existing community and sports facilities.

- 4.10 Located within a Radburn-style estate developed during the 1960s and 1970s and comprising approximately 1,400 homes within a disadvantaged neighbourhood, Land at Sale West offers significant potential for residential regeneration.
- 4.11 The estate currently includes a community centre with a Multi-Use Games Area (MUGA), Sale West Park, and limited local services. It is characterised by a mix of terraced and semi-detached dwellings, along with some flats and bungalows. The existing layout presents challenges in terms of movement, poor quality public realm, and accessibility. The proposed allocation supports estate renewal, improved housing choice and public realm and infrastructure improvements.
- 4.12 The wider estate benefits from planning approvals for a phased redevelopment strategy for up to 263 dwellings in three phases.
- 4.13 The allocation sets a minimum capacity of 96 dwellings and seeks to reflect identified local housing needs through a mix of housing types and tenures. This includes a mix of 30% flats (predominantly 2-bedroom) and 70% houses (mainly 1–3 bedroom), which aligns with local affordable housing need.
- 4.14 High-quality pedestrian, cycle, and vehicular routes will support connectivity to New Carrington and Sale Town Centre, encouraging active travel and improving connectivity.

- 4.15 As part of the development of the site, enhancements to open space and local amenities will help to improve the residential environment.
- 4.16 The development will also be required to make provision for green infrastructure, including tree and shrub planting.

**Consultation Question 4-3**

Do you support this proposed allocation? Yes / No

**Consultation Question 4-4**

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?