

### **AC5-AC7: Sites between 10 - 49 dwellings**

Medium-sized sites listed in this policy, each with a capacity for between 10 and 49 dwellings, are allocated for residential development within the Central Locality. Site plans for each allocation are provided in Appendix 5.

- 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 the minimum PfE net residential densities;
- D. Support key transport improvements along corridors such as the A56, including pedestrian crossings, cycle routes, and traffic calming measures;
- E. Retain mature trees and incorporate green buffers and public realm enhancements, especially along busy corridors like the A56, to mitigate noise and air quality impacts;
- F. Provide accessible open spaces in line with Policy OS1 to meet local needs;
- G. Ensure high-quality, context-sensitive design that respects local character;
- H. Incorporate appropriate noise and air quality measures, particularly on sites adjacent to busy corridors like the A56, in accordance with Policies BE1 and BE8; and
- I. Where sites are adjacent to the town centre, consider opportunities for mixed-use development incorporating residential, and office uses, to support a vibrant and sustainable town centre and contribute to the economic vitality of the area.

Further information and site-specific details for each allocation are provided below:

Policy Ref.	Site	Site Size (ha)	Dwellings	Anticipated delivery timescale			
				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
AC5	St Francis Community Hall, Budworth Road, Sale	0.43	35	0	35	0	0
AC6	Stamford House, Northenden Road, Sale	0.26	18	0	18	0	0
AC7	Former Car Park, 77-79 Cross Street, Sale	0.17	10	10	0	0	0

- 4.30 Medium-sized residential sites within the Central Locality will make a valuable contribution to meeting both local and borough-wide housing needs. These sites are situated in highly sustainable urban locations, benefitting from excellent access to Sale and Sale Moor Centres, Metrolink services, local bus routes, and established walking, wheeling, and cycling networks. All sites are previously developed and offer an efficient and sustainable reuse of land.
- 4.31 Given their accessible and sustainable location, these sites align with the density principles of PfE Policy JP-H4. Where appropriate, opportunities should be explored to exceed minimum density requirements where higher-density, apartment-led development may be suitable. However, proposals must demonstrate a context-led approach, ensuring that new development is sensitive to the local environment and complements the character of adjacent properties and streetscapes.
- 4.32 Improvements to the strategic road network, particularly the A56, are required, any development should enhance pedestrian crossings, upgrade cycle infrastructure, and provide traffic calming at key junctions to prioritise safety and encourage a modal shift. Development proposals should support sustainable travel patterns and contribute to climate change mitigation by reducing reliance on private vehicles.

- 4.33 Development must integrate with, and enhance, surrounding green infrastructure networks particularly in locations affected by air quality and noise, such as along the A56 corridor. This should include high-quality landscaping and green buffers along key corridors. The retention of mature trees is essential for maintaining biodiversity, visual amenity, and local character.
- 4.34 Any site located adjacent to an area of open space, namely the St Francis Community Hall, Budworth Road site, must contribute towards the improvement and enhancement of that open space. Development proposals should be designed to reflect the character and function of the adjoining open space, ensuring no adverse impact on its quality or accessibility. Boundaries between the development and open space should incorporate green buffers that provide visual and ecological continuity, maintaining and enhancing the amenity and biodiversity value of the open space.
- 4.35 Where sites are located adjacent to Sale Town Centre, they present a valuable opportunity to deliver mixed-use schemes that incorporate residential, retail, and office space. This approach supports a vibrant and sustainable town centre by promoting footfall, encouraging local economic activity. Mixed-use development in these areas will contribute to the long-term vitality of Sale and align with wider regeneration objectives for the Central Locality.

#### **Consultation Question 4-9**

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)