

Proposed Residential Allocations

AW1: Land off Barton Road, Davyhulme



Address:	Land off Barton Road, Davyhulme			
Site Size (Ha):	1.71			
Allocated for:	57 dwellings			
Anticipated delivery timescale:	2025-2030	2030-2035	2035-2042	2042+
	0-5	6-10	11-17	18+
	57	0	0	0

AW1: Land off Barton Road, Davyhulme Site Requirements

Land off Barton Road, Davyhulme is allocated for a minimum of 57 new 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 West 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 West Locality requirements of Local Plan Policy R3 and R3W;
- C. Deliver development at a density of around 40 dwellings per hectare;
- D. Prioritise the provision of walking, wheeling and cycling on site and when connecting to the wider network, considering the hierarchy set out in PfE Policy JP-C1; facilitating routes that utilise the most direct and convenient path towards key destinations, including transport hubs, green spaces, local services and facilities. This includes Urmston Town Centre and Urmston Railway Station;
- E. Provide a footpath link along the northern boundary of the site and provide pedestrian access to Broadway Park;
- F. Enhance the existing green infrastructure network through the site, and part of the wider Green Infrastructure Network, which is identified as a Green Infrastructure Opportunity Area – North Trafford Linear Open Space; in accordance with Local Plan Policy GI5 and GI5N;
- G. Deliver high quality green infrastructure, including landscaping, Sustainable Drainage System (SuDS) and tree planting in accordance with Local Plan Policies GI2, GI6 and GI7;
- H. 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;
- I. 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;
- J. Be a maximum of 3 storeys;

- K. Have regard to the Grade II Listed Davyhulme Circle War Memorial including its setting, and where necessary / appropriate mitigate any negative impacts as informed by a detailed heritage impact assessment;
- L. Have regard to the fluvial flood risk within the site (Flood Zone 2 and 3) and provide appropriate mitigation; and
- M. 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, in accordance with Local Plan Policy BE1. Particularly in relation to the site's proximity to Davyhulme Circle.

- 5.2 The allocation site is located off Barton Road, Davyhulme and extends to 1.7 hectares. The site is close to the Davyhulme Circle and directly west of the B5214 Barton Road. To the north, Barton Roads leads to the Trafford Retail Park and junction 10 of the M60.
- 5.3 The site, which is irregular in shape, is accessed from Barton Road via an unadopted access. There are pronounced level changes within the site associated with past tipping, and with the higher ground generally located at the western edge and in the north-western corner of the site.
- 5.4 To the west of the site, separated by trees, is the large playing field of Broadfield Park.
- 5.5 To the east of the site, on the western side of Barton Road, is a row of terraced properties (Brook Terrace) which are predominantly residential use. The Davyhulme Circle, to the site's south-east, has a number of shop units catering to local needs. The site is around 1 km from Urmston Town Centre.
- 5.6 The majority of trees on site were felled in recent years. A small proportion of tree cover has been retained at the northern and western edges.
- 5.7 The site is mainly brownfield and was last in use as a scrap/storage area. It currently has vegetation, cleared ground, shed/warehouse structures and brick buildings which are in a state of some dereliction.

- 5.8 The density, 40 dwellings per hectare, reflects previous proposals for the site, going beyond the 35 dwellings per hectare required by JP H-4, which seeks to increase densities in the most sustainable locations, where appropriate.
- 5.9 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.
- 5.10 The development of the site should deliver new green infrastructure, both on and off site, and public open space and should provide new walking, wheeling and cycling routes, facilitating wider connections. The allocation is for over 50 dwellings and therefore open space provision is required by Local Plan Policy OS1. It should support and enhance biodiversity, on and off site, and be designed in order to reduce its environmental impact. A footpath link should be provided along the northern boundary of the site and provide pedestrian access to Broadway Park.
- 5.11 The development of the site should apply high standards of design in order to deliver high quality, liveable and inclusive environments for residents respecting the building forms and heights of nearby properties and therefore a maximum of three stories is considered appropriate.
- 5.12 The war memorial in the centre of the Davyhulme Circle is Grade II Listed. Any proposed development should have regard to its setting, and where necessary / appropriate mitigate any negative impacts, as informed by a detailed heritage impact assessment.
- 5.13 The proposed site layout should be designed so that built development is located away from Flood Zones 2 and 3 and contained within Flood Zone 1.
- 5.14 Allocation of the site will help to ensure that residential uses can be brought forward on the site within the Plan Period, providing housing a significant number of residential units on a suitable previously developed site in Urmston.

Consultation Question 5-1

Do you support this proposed allocation? Yes / No

Consultation Question 5-2

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?