

## **AW2 – AW9: 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 6. Development will be required to:

- A. Deliver a range of dwelling sizes and types which help 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. Meet the requirements of PfE Policy JP-H4, where appropriate, and consider opportunities to exceed minimum density requirements making the most efficient use of land in the most sustainable locations;
- 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 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;
- F. Achieve a low car development through a reduced level of residential car parking for sites in the most sustainable locations within Urmston Town Centre having regard to all relevant parking standards set out in Local Plan Policy TM10;
- G. Provide education and health facilities / contributions in accordance with PfE Policy JP-P5 and Local Plan Policy JP-P6;
- H. Protect and enhance existing green infrastructure corridors and opportunity areas in accordance with Local Plan Policies GI2, GI5 and GI5W;
- 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. 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;
- K. 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; and
- L. 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.

Policy Ref	Site	Site size (ha)	Dwellings	Anticipated delivery timescale			
				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
AW2	Victoria Parade, Urmston	0.46	45	0	45	0	0
AW3	Former Shawe Lodge Nursing Home, 1 Barton Road, Davyhulme	0.40	30	0	30	0	0
AW4	Former Mosedales Brickworks, Four Lane Ends, Urmston	0.66	28	0	28	0	0

Policy Ref	Site	Site size (ha)	Dwellings	Anticipated delivery timescale			
				2025-2030	2030-2035	2035-2042	2042+
				0-5	6-10	11-17	18+
AW5	Higher Road Depot and adjoining site, Higher Road, Urmston	0.41	24	0	24	0	0
AW6	Former 1-3 Old Crofts Bank, Davyhulme, Urmston	0.27	24	24	0	0	0
AW7	Former Partington Social Club, Bailey Lane, Partington	0.23	24	24	0	0	0
AW8	Land East of Partington Shopping Centre, Off Central Road, Partington	0.89	20	0	20	0	0
AW9	Land at Oak Road, Partington	0.29	10	0	10	0	0

5.15 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 West Locality. Many of these sites are in sustainable locations on the edge of Urmston Town Centre and / or close to the existing railway, bus and walking, wheeling and cycling network.

5.16 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 to sites within Urmston Town Centre (AW2) and sites on the edge of Urmston Town Centre (AW3 and AW6). This is also applicable to sites on the edge of Partington Local Centre (AW7 and AW8). This approach is therefore reflected in the development quantum of the sites proposed for allocation.

- 5.17 On the allocated site (AW2), given the site's higher density town centre location within Urmston Town Centre, mixed use housing with retail / commercial floorspace at ground floor level would be appropriate for any potential schemes.
- 5.18 One of the allocated sites (AW2) is located within a Heat Network Opportunity Area, of Urmston Town Centre. 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.
- 5.19 The medium sized sites within the West Locality are well connected via train and bus as well as good cycling infrastructure. To enable a modal shift, development schemes in the West Locality should prioritise walking, wheeling and cycling infrastructure on site and within the wider network.
- 5.20 Developments on medium sized sites should also provide car and cycling 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.
- 5.21 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.
- 5.22 On the allocated site (AW8) this includes an area of open space which is protected from development. Any proposal within the wider red edge boundary

of the site would be required to contribute to the enhancement of this open space.

- 5.23 On the allocated site (AW9) this includes areas of amenity greenspace. Any proposal within the wider red edge boundary of the site should look to retain the amenity greenspace to the east of Oak Road Neighbourhood Centre, with a design solution of incorporating development fronting Oak Road.
- 5.24 The West 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 significant of the heritage assets(s).
- 5.25 For example, the allocated site (AW7) includes the Grade II Listed Erlam Farmhouse, which is located approximately 35m to the south-west of the site on the opposite side of Bailey Lane.

### **Consultation Question 5-3**

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)