

# Gregory Gray Associates

## CHARTERED TOWN PLANNING CONSULTANTS

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Strategic Planning,  
Trafford Town Hall,  
Talbot Road,  
Stretford,  
M32 0TH.

14<sup>th</sup> March 2014

Dear Sir/Madam

### **TRAFFORD LOCAL PLAN: LAND ALLOCATIONS – CONSULTATION DRAFT**

Gregory Gray Associates is instructed by The Garden Centre Group, owners of both Altrincham Garden Centre, Green Lane, Altrincham and World of Pets and Leisure (WOPAL), Thorley Lane, Altrincham.

Both of our client's sites were submitted for consideration as part of Trafford Council's Strategic Housing Land Availability Assessment Review 2011 by submissions dated 11<sup>th</sup> August 2010.

I am concerned to note that neither of our client's sites appear in the 2011 SHLAA or any subsequent Reviews. Accordingly, it seems unlikely that their potential to provide suitable sites for future housing development has been considered as part of the emerging Local Plan process.

Accordingly, I enclose a completed Additional Site Submission Form in respect of each site and would request that the Council consider the sites' suitability for housing purposes as part of the current consultation process relating to the Trafford Local Plan Land Allocations .

#### **World of Pets and Leisure (WOPAL).**

The site extends approximately 3 hectares and comprises '*previously developed land*' being currently occupied by two buildings of steel portal frame construction with part brick, glass and perspex elevations, together with extensive areas of hardstanding and car parking.

Access to the site is obtained from either Wood Lane or Thorley Lane. The locality is well served by bus routes with bus stops located on Thorley Lane allowing access to the local services and facilities located in Timperley District Centre, via public transport.

The site lies at the edge of and adjoining the urban area of Timperley, within the Green Belt. Its southern portion is designated as 'Existing Green Infrastructure' on the Consultation Draft Policies Map.

Director: G.W.R. Gray MSc. Dip.TP MRTPI ACI.Arb Secretary: C.J. Gray

Associate Director: M.G. Cole BA(Hons.) Dip.TP MRTPI

Associate: A.J. Ayles BA(Hons.) BTP MRTPI

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Para.89 of the NPPF introduces a new exception to *'inappropriate'* development within the Green Belt namely the partial or complete redevelopment of previously developed sites where such development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it.

Given the level of built development on the site and in particular the bulk and massing of the existing buildings, together with the level of activity generated by the lawful commercial use, it is considered that there is potential for a residential redevelopment of the site which can be demonstrated would have no greater impact upon the open character of the Green Belt such that it would be entirely compliant with national Green Belt policy.

The site's location immediately adjacent to the settlement boundary, and the presence of residential properties along its north, eastern and western boundaries renders the site a sustainable and appropriate location for additional residential development.

Appropriate access could be achieved utilising the existing access point off Wood Lane or Thorley Lane. The accessible nature of the site in terms of access to services, facilities and public transport, indicates that a sustainable and mixed community could be created at this location.

The NPPF seeks to encourage the efficient use of land through the re-use of brownfield sites and this priority is reflected in the Council's indicative target that 80% of new housing provision should be made using brownfield land and buildings.

Our client's site is previously developed and located in a sustainable location immediately adjacent to the settlement boundary such that it would be 'suitable' for allocation as a new housing site within the emerging Local Plan Land Allocations.

Furthermore, I can confirm that the site is 'available' within the short-term (i.e. 1-5 years). Whilst currently operating commercially, this use could cease within 1 – 2 years of allocation and the site would be available for development thereafter. Finally, the site is 'achievable' since there are no known physical constraints to the site's development and there is a reasonable prospect that housing will be delivered on the site within five years.

### **Altrincham Garden Centre**

The site extends 1.6 hectares and also comprises brownfield land being currently occupied by a steel framed glasshouse, various canopies and extensive areas of hardstanding comprising the plant display area and 136 car parking spaces. Access to the site is obtained from Green Lane. The site lies within the Green Belt, in a Landscape Character Area.

As with WOPAL, our client envisages that a residential development could be achieved on the site of Altrincham Garden Centre which would be entirely consistent with Green Belt policy since it could be demonstrated that such an alternative use of the site, as a result of a more domestic scale of development, reduced site coverage and activity would have no greater impact upon open character of the Green Belt. Furthermore, through a reduction in the scale of buildings and sensitive use of materials and landscaping, such a scheme could have an improved visual impact on the wider Landscape Character Area.

Given the site's proximity to existing urban centres, and its accessibility by public transport to local facilities, it is considered that the site would be suitable as a housing site for allocation within the emerging Local Plan.

The site could be made available for development within the short term (1-5 years) and there are no known environmental constraints to the sites development so that provision of housing on this site is achievable.

### **Summary**

Both WOPAL and Altrincham Garden Centre offer suitable sites for allocation for housing purposes within the emerging Local Plan. Their existing highly developed character ensures that a residential scheme could be achieved without any increase in impact upon the openness of the Green Belt or the purposes of including land within it, such that it would be entirely compliant with national Green Belt policy.

Both sites offer sustainable locations for new housing, located proximate to the existing settlement and access to local facilities by means of public transport. They could be made available within 5 years and there are no known constraints to their development such that they both comprise deliverable housing sites.

I would be grateful therefore if the suitability of our client's sites for allocation for housing purposes could be fully considered as part of the Council's Local Plan Land Allocations Consultation process. If you have any questions or require and further information in relation to our client's sites, please do not hesitate to contact me.

Yours faithfully

Joanna Male  
cc Client

# Trafford Local Plan: Land Allocations

## Additional Site Submission Form

TRAFFORD  
COUNCIL

### Site information

Site address 1: World of Pets and Leisure, Thorley Lane,

Site address 2: Altrincham

Postcode (if known) WA15 7PJ

Ward (if known)

Has the land been previously developed?

Yes  No  Don't know

Site size (if known) 2.9ha

**Please specify units of measurement**

Existing use: Retail

Preferred use: Residential

Alternative use: Business, leisure or tourism uses

### Contact details

#### Landowner

Name: The Garden Centre Group Organisation:

Site address 1: c/o Agent (Gregory Gray Associates)

Site address 2: Victoria House, 18 - 22 Albert Street, Fleet, Hampshire

Postcode: GU51 3RJ

Ward (if known)

Telephone: 01252 624004

Nature of interest (please select)

Email: info@ggassociates.co.uk

Freehold  Leasehold

#### Other interest

Name: Organisation:

Site address 1:

Site address 2:

Postcode:

Ward (if known)

Telephone:

Nature of interest (please select)

Email:

Local resident  Agent  Other organisation

### Site Issues

#### Sustainability

e.g. what kind of economic, social or environmental impacts could this site have?

Good  Bad  Don't know

Details:

Site is located in a sustainable location adjoining the existing settlement boundary and well served by public transport. The site comprises 'previously developed land' which could be developed for residential purposes compliant with national Green Belt policy set out in para.89 of the NPPF and helping to meet identified development needs over the Plan period. See attached letter from Agent.

#### Deliverability

e.g. are there any constraints on development?

Good  Bad  Don't know

Details:

Site is 'deliverable' in that it is 'suitable', could be made 'available' within the short-term (1 - 5 years) and there are no known constraints on its development such that it is 'achievable'. See attached letter from Agent.

### Site plans

It is necessary to submit a plan on an OS map base, with the proposed site edged in blue - this is an essential requirement. You can submit either an image file or a pdf file along with this submission form by simply attaching it to your email if you reply electronically.

Please submit your completed form(s) either electronically or by printing it out and sending it to Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH by 5:00pm Monday 17th March 2014.

If you wish to be kept informed about progress on the Trafford Local Plan: Land Allocations, please indicate by clicking this box,  alternatively check the Council website [www.trafford.gov.uk](http://www.trafford.gov.uk) for updates.

Please note: All comments will be held by the Council on database for the duration of the Local Plan and will be available for public inspection under the Freedom of Information Act 2000.



Wyevale Property Review  
World of Pets (Altrincham)



Ordnance Survey

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For indicative purposes only  
Not to Scale  
June 2005

# Trafford Local Plan: Land Allocations

## Additional Site Submission Form

TRAFFORD  
COUNCIL

### Site information

Site address 1: Altrincham Garden Centre

Site address 2: Altrincham

Postcode (if known) WA15 8QP

Ward (if known)

Has the land been previously developed?

Yes  No  Don't know

Site size (if known) 1.6ha

Please specify units of measurement

Existing use: Retail

Preferred use: Residential

Alternative use: Business, leisure or tourism uses

### Contact details

#### Landowner

Name: The Garden Centre Group

Organisation:

Site address 1: c/o Agent (Gregory Gray Associates)

Site address 2: Victoria House, 18 - 22 Albert Street, Fleet, Hampshire

Postcode: GU51 3RJ

Ward (if known)

Telephone: 01252 624004

Nature of interest (please select)

Email: info@ggassociates.co.uk

Freehold  Leasehold

#### Other interest

Name:

Organisation:

Site address 1:

Site address 2:

Postcode:

Ward (if known)

Telephone:

Nature of interest (please select)

Email:

Local resident  Agent  Other organisation

Site Issues

Sustainability

e.g. what kind of economic, social or environmental impacts could this site have?

Good  Bad  Don't know

Details:

Site is located in a sustainable location proximate to the existing settlement boundary and well served by public transport. The site comprises 'previously developed land' which could be developed for residential purposes compliant with national Green Belt policy set out in para.89 of the NPPF and helping to meet identified development needs over the Plan period. See attached letter from Agent.

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Wyevale Garden Centre  
Altrincham



Ordnance Survey

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June 2005