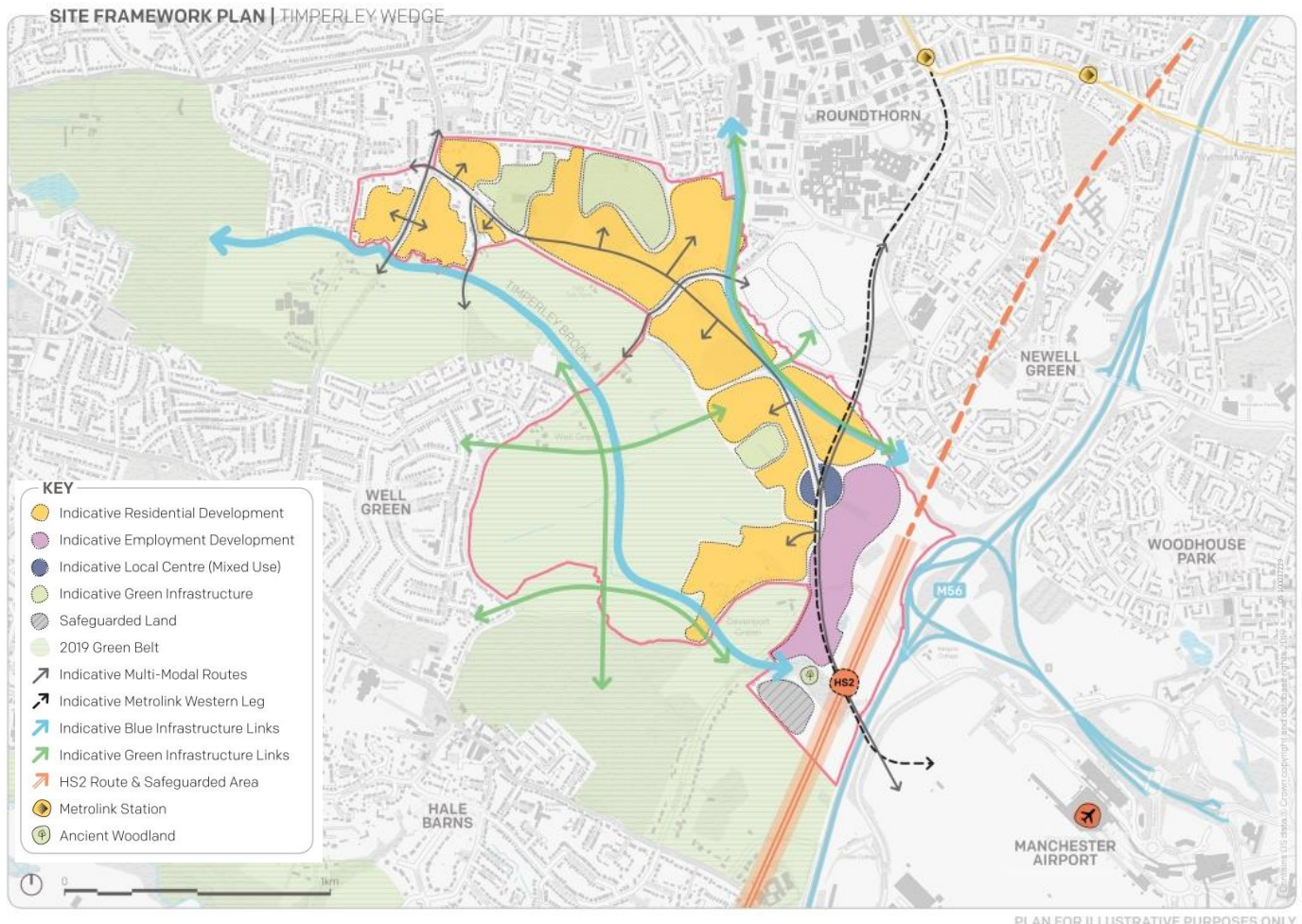


Timperley Wedge

[Policy GM Allocation 46 Timperley Wedge](#) – GMCA Website

- **2,400 high quality homes**
- **60,000 square metres employment land to provide high quality office space**



Housing

- 30% affordable housing
- Deliver a mix of family houses and flats
- Ensure new development is sensitively integrated with existing residential areas with higher densities around the new local centre
- Deliver a distinctive neighbourhood with a clear sense of place
- Coordinate the phasing of development with the delivery of infrastructure

Community facilities

- A new local centre to provide local shops for the community
- Education and health facilities
- Provide and protect publicly accessible green spaces
- Increase the level of sports and recreation facilities

Transport

- Provide safe cycling and walking routes and significantly enhance public transport
- Deliver a new Manchester Airport Metrolink Line, Western Leg extension including Metrolink stop(s)
- Provide a new spine road to improve access through the site incorporating bus rapid transit from Altrincham to the Airport
- Contribute to necessary improvements to the existing road networks
- Incorporate noise mitigation along major transport corridors

Environment

- Maximise the value of landscape features such as hedgerows, trees and woodland
- Deliver a clear and measurable net gain in biodiversity
- Protect and enhance habitats and wildlife corridors along Fairywell Brook and Timperley Brook
- Protect designated environmental areas such as Sites of Biological Importance (SBIs)
- Protect and enhance listed historic buildings such as Davenport Green Farmhouse, Hall and Barn

Resilience

- Explore opportunities for a Heat and Energy Network as part of the development of the site
- Incorporate the use of Sustainable Urban Drainage Systems (SUDS)
- Carefully design development to minimise any negative impact on air quality

Key changes from 2016

	GMSF 2016	GMSF 2019
Homes in the plan period (no. of dwellings)	3,300	2,400
Employment in the plan period (sqm)	50,000	60,000
Proposed Green Belt loss (ha)	125	114

- The number of residential units has reduced in the plan period this is a result of a more detailed analysis of appropriate densities and delivery rates.
- The amount of employment in the plan period has slightly increased as a result of further analysis of the appropriate density of the employment development
- The proposed Green Belt loss at Timperley Wedge has reduced as a result of changes to the proposed development area
- Although Green Belt has been lost with the proposal of Safeguarded Land to the west of the HS2 station. This is for development only if and after HS2 is built, otherwise Green Belt protection of this land remains