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11 August 2010

Dear Sir/Madam

STRATEGIC PLANNING AND DEVELOPMENTS

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**Strategic Housing Land Availability Assessment –
Site Suggestion to be included in the 2011/12 Review**

We write on behalf of our client, The Garden Centre Group, to submit a site for consideration in Trafford Metropolitan Borough Council's Strategic Housing Land Availability Assessment Review 2011. A Site Suggestion Form is enclosed, alongside a location plan identifying the boundary of the site.

The enclosed Site Suggestion Form includes site specific information based on the above matters. The collated information is then used to assess the site's suitability, availability and achievability and thus its deliverability, when assessing its potential to accommodate new housing.

Site

The site is occupied by a Wyevale Garden Centre, known as Altrincham Wyevale. The site comprises 1.6 hectares and includes a framed constructed glasshouse with polycarbonate roof and poly tunnels and includes 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. A site location plan is enclosed.

Planning Policy and the SHLAA

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The SHLAA should form part of the evidence base for the allocation of sites for housing in the Local Development Framework (LDF). In accordance with Paragraph 71 of Planning Policy Statement 3 (PPS3), Housing (2006), LDFs should identify a five year supply of 'deliverable' sites. Deliverable sites are defined in PPS3, Paragraph 54, as:

- Available – the site is available now;
- Suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities; and
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Paragraph 55 of PPS3 provides further guidance advising that Local Planning Authorities (LPAs) should also:

- identify a further supply of specific, developable sites for 6-10 years and, where possible, for 11-15 years. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated;
- linked to the above, identify those strategic sites which are critical to the delivery of the housing strategy over the Plan period;
- show broad locations on a key diagram and locations of specific sites on a Proposals Map; and
- illustrate the expected rate of housing delivery through housing trajectory for the Plan period.

To be considered developable, Paragraph 56 of PPS3 advises: "*sites should be in a suitable location for housing development and there should be a reasonable prospect that the sites are available for and could be developed at the point envisaged*".

The SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of the Plan, and ideally for longer than the whole 15 year Plan period. The assessment is an important evidence source to inform Plan making and should be updated annually.

For the reasons set out below, we request that this site is included within Trafford Council's SHLAA as a potential housing site to come forward within 6-10 years.

Availability

Using the collated information on the accompanying Site Suggestion Form, the site is considered 'available' in the medium term (2016-2021). This is due to the site's current occupation as a garden centre whilst existing on site tenancies are due to expire from February 2016. The site could therefore be available for redevelopment in the next 6-10 years.

In addition, The Garden Centre Group owns the site outright and may decide to develop it for housing in the medium term (2016 onwards).

Suitability

The site is not within or adjoining a Settlement Boundary. However, it is brownfield, accessible and well served by bus routes with bus stops located on Green Lane which enables access to local services and facilities located in Timperley District Centre, via public transport.

Appropriate access could be achieved utilising the existing access point off Green 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 accompanying Site Suggestion Form demonstrates that there are no physical constraints on site that might otherwise hinder residential development. In terms of environmental constraints, whilst the site falls within the Green Belt, it has a substantial building footprint including hard standing and parking areas. The redevelopment of the site for residential use could result in a smaller development footprint and an increase in the amount of on site green space.

Planning Policy Guidance 2 (PPG2), Green Belts, (1995), advises that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. Given the level of development currently on site, the site currently does not contribute to the openness of the Green Belt.

If developed, the site could, through a reduction in building footprint and/or building height, enhance the openness of the Green Belt.

The site also falls within Flood Zone 1, where residential development is considered acceptable, subject to flood mitigation where necessary, in line with Planning Policy Statement 25 (PPS25: Development and Flood Risk) guidance.

Achievability

For sites to be considered achievable there should be a reasonable prospect that housing could be delivered on the site in 5 years. In this case, and as set out, there are existing tenancies on site until February 2016, indicating the site's availability in the medium term i.e. within 6-10 years.


In terms of achievability, from 2016 it is considered that there will be no irresolvable market factors (land values/market demand) that might affect its future development for housing. There are also no irresolvable cost or delivery factors as The Garden Centre Group owns the site outright and could finance any future redevelopment scheme.

Summary

It has been demonstrated that the site is suitable, available, achievable and thus deliverable within 6-10 years. As such, this site should be included within Trafford Metropolitan Borough Council's SHLAA review as a potential residential site that might enhance the openness of the Green Belt by reducing the development footprint and introducing further landscaping to better reflect the surrounding character. | 110

I trust this information is sufficient. If you have any questions or require further information on this particular site, please do not hesitate to contact me.

Yours faithfully



Michael Cole
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