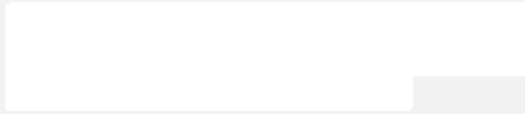


## A new form post has been received.



Posted on: 07/03/2014 15:33:55

Posted from:



### Form Post

Your Name:	Jonathan Edwards
Organisation if applicable:	Colliers International
Address:	1 Marsden Street , , Manchester , , M2 1W,
Phone:	0161 831 3325
Email:	<a href="mailto:Jonathan.Edwards@colliers.com">Jonathan.Edwards@colliers.com</a>
Agent Name if applicable:	-
Agent Organisation if applicable:	-
Agent Address:	, , , , ,
Agent Phone:	-
Agent Email:	-
Document:	Trafford Local Plan: Land Allocations - Consultation Draft
Indicate Conservation Area Topic Paper Other Document:	-
Page Number:	-
Paragraph number:	-
Policy number:	-
Site reference:	-

Table/Figure reference:	-
Other including omissions and suggestions for proposed amendments:	-
Do you support/oppose or have general comments about this specific part of the document:	-
Please provide your comments below and explain your reason for supporting/opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document:	-
What gender are you:	-
What is your age:	
What do you do in Trafford tick those that apply:	
Do you consider yourself to have a disability or impairment as defined in the Disability and Discrimination Act 1995:	
White:	
Mixed:	
Asian or Asian British:	
Black or Black British:	
Chinese:	
Sexual Orientation How would you describe your sexual orientation:	
Religion/Belief What is your religious belief:	

# APPENDIX 1

## SITE ISSUES

**Economic:** If the site was developed for residential use there would be a direct positive impact by reason of people employed during the construction phase of the development, various professionals involved during the planning and design phase of the development and agents marketing the site/dwellings ready for occupation once the development is completed.

The new residents occupying the development would have a positive impact on the local economy by increasing the local population thereby supporting local businesses and services, strengthening the vitality and viability of Sale town centre.

Any new residential dwellings would complement and improve the area which is predominantly in residential use.

Consolidating the six-form centre with the main school site is financially beneficial for Sale Grammar School. The new sixth form building will be more efficient resulting in cost saving for Sale Grammar School.

**Social:** The living environment for existing local residents will be improved because there will be reduced noise and disturbance as a result of the closure of the existing school and relocation to the main school site. Sale Grammar currently has a dedicated bus service between the two sites, therefore consolidating to one site will have a positive impact on the environment, as this service will no longer be needed and pupils will have less distribution by traveling between the two sites.

**Environmental:** The adopted Trafford Core Strategy Policy L1 sets an indicative 80% target proportion of new housing provision to use brownfield land and building over the plan period (the PDL target). The reuse of the site for residential development would be an efficient use of a brownfield site. It is an infill site within an urban area and residential development would be in keeping with the predominantly residential uses within the vicinity. The site is extremely accessible in an urban area with established access.

The accessibility of the site has been assessed based on the criteria set out in Appendix RT to the North West RSS, which, although revoked, still provides a useful template for the site to be assessed in an objective manner.

<b>RT Criteria</b>	<b>Actual Distance</b>	<b>Score</b>
Walking distance from centre of site to nearest bus stop	100m to existing bus stop provided on Ashfield's Road	5
Walking distance from centre of site to nearest railway station	113m to Sale Metrolink station	3
Walking distance from centre of site to nearest primary school	1000m to Park Road Primary School	0
Walking distance from centre of site to nearest food shop	220m to Sainsbury's supermarket on Curzon Road	3
Cycling distance from centre of the site to a defined cycle route	250m from cycling route starting at the Waterside Art Centre, Sale	2
Cycling distance from centre of the site to nearest secondary school	1km to Sale High School	1
Cycling distance from centre of site to nearest town centre	Site less than 50m from town centre	3
Cycling distance from centre of the site to nearest employment concentration	Site less than 50m from town centre	3
Bus frequency from nearest bus stop	Service 99 runs half hourly service and the 267 & 272 runs half hourly from Ashfield Road	3
Train frequency from nearest stations	Every 12 minutes from Sale Metrolink Station	5
Accessibility to basic services	The Square shopping centre and health clinic within 400m	5
Accessibility to play area or park	400m from Worthington Park	3
<b>Total Accessibility Score</b>		<b>36</b>

The accessibility of the site is fundamental to the sustainability merits of a residential development on this site. The accessibility level for this site scores 36 and falls in the high accessibility range for residential development.

# APPENDIX 2

## DELIVERABILITY

**Transportation:** The site has an existing access and it is considered that a safe access to the development can be achieved. The level of traffic generated by a residential development is capable of being accommodated on the existing road network given the previous use of the site. The site measures approximately 0.23 hectares and is capable of accommodating between 7 and 12 dwellings based on a density range of 30 to 50 dwellings per hectare or more. However, if a higher density apartment scheme development was considered to more appropriate given the excellent accessibility merits of the location to shops, services and public transport, as highlighted in Appendix 1, a development would not need to cater for 100% car ownership across the development.

**Flood Risk:** The Environment Agency Flood Risk Maps available from the EA website confirms that the site is not in a Flood Risk Area and the existing development already has drainage connections.

**Ecology:** There are no ecological features on site. There are several trees around the site boundary which may be suitable for nesting birds. However, these trees are on the boundary of the site and the site can be developed without affecting these trees. It is considered that the existing building is unlikely to be suitable as a bat habitat due to its location as there is a lack of foraging locations nearby and the building is still currently occupied.

**Air Quality:** The site is not within an Air Quality Management Area and provides a suitable environment for housing.

**Noise:** The surrounding uses are predominantly residential and provides a suitable environment for housing.

**Heritage:** The Claremont Centre is not a Listed Building nor is it in a Conservation Area.

**Geology & Ground Conditions:** The previous use as a school is not one which would result in high levels of contamination. The car park hard-standing area may contain hydrocarbons such as petrol but this can be easily addressed if required through appropriate site remediation techniques.

## CONCLUSION

Although this site is around 0.23ha it has been demonstrated that it site is significant enough to accommodate future residential development. In summary,

- The site falls within the high accessibility range for residential land use category, fundamental to the sustainability of residential development.
- It is an infill site within an urban area and will complement the area which is predominantly residential

# Trafford Local Plan: Land Allocations

## Additional Site Submission Form



### Site information

Site address 1:

Site address 2:

Postcode (if known)

Ward (if known)

Has the land been previously developed?

Site size (if known)

Yes  No  Don't know

**Please specify units of measurement**

Existing use:

Preferred use:

Alternative use:

### Contact details

#### Landowner

Name:  Organisation:

Site address 1:

Site address 2:

Postcode:

Ward (if known)

Telephone:

Nature of interest (please select)

Email:

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:

The site is level and is currently developed by way of a two storey brick building used as a school, there are two single storey brick out buildings and bike shed, with the undeveloped area comprising a tarmacadam car park.

This site will become surplus to requirements at the end of the 2013/2014 academic year due to Sale Grammar School having a new six form built on their main school site. A feasibility study has been carried out for Sale Grammar to investigate various future options for the site. The most favourable option is for the site to be developed for residential development use. Although the building will be demolished the facility will be relocated and won't be lost. Please see Appendix 1 where the economic, social and environmental impacts have been taken into consideration.

### Deliverability

e.g. are there any constraints on development?

Good  Bad  Don't know

Details:

The Consultation Draft Document states in paragraph 7.21 that Policy HO1 does not include the allocation of small-scale development sites identified as having a capacity/site size of less than 0.4Ha. Matthew Wansborough, Senior Regeneration Officer for Trafford Strategic Planning and Developments advised on 3/3/2014 that although the site is below 0.4ha the council would welcome representation for a completed Site Application Form for this site to the Land Allocations Plan. There is a need for smaller well located housing sites like this across the district to help make up supply requirements.

Please see Appendix 2 where the key technical issues involving the deliverability of the site are examined.

## 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.



CLAREMONT CENTRE,  
CLAREMONT ROAD, SALE M33 7DZ



SALE