TRAFFORD COUNCIL

Annual Monitoring Report

April 2009 to March 2010

December 2010

LOCAL DEVELOPMENT FRAMEWORK

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PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

اگر آپکو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہِ مہربانی کسی سے کہیئے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تا کہ ہمیں معلوم ہو سکے کہ آپکو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

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Contents

1 Introduction

1.1 Background

Under the provisions of the Planning and Compulsory Purchase Act 2004 the Council is responsible for preparing the Local Development Framework (LDF) development plan for the Borough. This plan – the Trafford LDF – will set out the Council's spatial development proposals for the Borough for a 15 year period. The proposals will be contained in a portfolio of Development Plan Documents and supplementary Local Development Documents which, when formally adopted, will be used to help deliver the Council's aspirations for the future development and improvement of the Borough as they are set out in the Sustainable Community Strategy and Economic Development Plan – documents that will have been prepared and endorsed by the Trafford Local Strategic Partnership.

The Council is required to prepare and publish this LDF Annual Monitoring Report (AMR) to record and review economic, social and other development progress across the Borough to help the Council determine whether the policies and proposals of the plan are working as intended or need to be altered to take account of changed circumstances and/or new development opportunities.

This report is the sixth published by the Council – building upon the content of the previous published documents and incorporating data for the financial year 2009/10.

It has been prepared within the framework of guidance published by the Government in the Local Development Framework Monitoring: A Good Practice Guide (published in March 2005), Planning Policy Statement 12: Local Spatial Planning (published in June 2008) and Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008 (published in July 2008).

1.2 Purpose and Scope of the Report

The AMR is required to provide information on the performance of policies included in the LDF and their effects, intended or otherwise, beneficial or deleterious, on the environment and amenities enjoyed by the people resident in the authority's area. In line with Government guidance this AMR therefore presents: -

- A background spatial portrait of the Borough;
- A summary of development performance and progress between 2003/4 and 2009/10;
- A housing development trajectory for the LDF plan period:
- A summary appraisal of the effectiveness/appropriateness of the existing development plan policies operating across the Borough;
- A summary appraisal of the progress being made in preparing the new LDF;
- A summary of the new planning policy guidance documents published during 2009/10 relevant to the preparation of the LDF;
- Key findings and implications for future monitoring and LDF preparation work.

As required by the guidance the assessment of performance is presented here against a set of indicators that seek to measure and monitor: -

- Spatial change in the demographic, social, economic and environmental background within which the LDF policies operate to allow the Council to understand how the Borough is changing over time as development progresses.

- The direct effect of LDF policies on the nature, scale and distribution of development across the Borough to allow the Council to assess whether policy targets are being achieved or missed.

These Indicators are presented in three distinct groups: -

- A set of Core Output Indicators specified by the Government for national performance monitoring purposes;
- Local Output Indicators tailored by the Council to measure development plan policy implementation, and,
- Significant Effect Indicators tailored to measure the impact of policy implementation on local people in social, economic and environmental terms.

1.3 The Developing LDF Evidence Base

The Council is actively seeking to build a comprehensive and robust evidence base to justify and support the spatial development plan policies it is proposing to bring forward for incorporation in its LDF documents. The evidence base documents published in the reporting year – and current programmed additions to it – are summarised in Appendix B.

1.4 Strategic Environmental Assessment

A key influence upon the development, assessment and reporting of LDF performance in this and future AMR's, within the framework set out in section 1.2, will be the product of the ongoing work being undertaken to meet the requirements of the Strategic Environmental Assessment (SEA) Regulations. This work will be structured within the framework of the sustainable development appraisal matrix set out in the Sustainability Appraisal Scoping Report published by the Council in June 2007 following public consultation. The objectives and sub-objectives within which this matrix is set are listed in attached Appendix C. The appraisal documents so far published and planned are listed in the Appraisal/Assessment section of Appendix B.

1.5 Structure of the Remainder of the Report

The remainder of the report is structured as follows: -

- Section 2 – A "spatial portrait" of the Borough and its constituent "places"
- Section 3 – An assessment of progress being made in implementing the current Local Development Scheme;
- Section 4 – The historical and reporting year monitoring data report;
- Section 5 – An assessment of the current development plan policies and their application within the development control/management process;
- Section 6 – A summary of the key findings contained of the report;

- Appendices – Summarising the Core Strategy “spatial portrait” “places” text and listing the published and planned evidence base documents, the sustainability appraisal objectives and sub-objectives, the saved/extended UDP policies and the newly published planning policy and policy guidance documents that will need to be taken account of within the LDF policy development process.

2 Spatial Portrait

2.1 Overview

Trafford lies within the Manchester City Region – a major centre for economic activity – that encompasses ten Greater Manchester authorities, East Cheshire (formerly the Cheshire authorities of Macclesfield, Congleton and Crewe and Nantwich) and Warrington.

The Borough, lying to the south west of the Regional Centre and bounded by the urban areas of Salford and Manchester, is modest in its geographical extent (covering some 10,600 hectares, 26,200 acres or 41 square miles), has a resident population of some 215,300 people (the 2009 mid-year estimate) and is an important centre of business and industrial activity (providing some 125,800 jobs according to the 2007 estimate).

It is a well located, accessible, Borough with good road links to the national motorway and rail networks (respectively via the M60 motorway, Metrolink tram and traditional rail routes), to the sea (via the Manchester Ship Canal) and the national and international air route network (via Manchester Airport).

It is also an attractive Borough in environmental terms, with substantial areas of countryside – the great majority designated as Green Belt – and extensive prosperous and leafy residential suburbs.

Notwithstanding the above, the inner areas of the Borough lying closest to the Regional Centre (broadly the Old Trafford area), Partington (a stand alone township in the west of the Borough) and pockets of housing elsewhere across the Borough (including Sale West) contain concentrations of economically and socially disadvantaged residents.

Convenience and comparison goods shopping opportunities along with other commercial and leisure provision is focussed in four traditional town centres in Altrincham, Sale, Stretford and Urmston and in the Trafford Centre – a regional shopping, leisure and tourism destination sandwiched between Trafford Park and Urmston.

Employment opportunities are focussed principally in the long established “industrial estates” of Trafford Park, Carrington and Broadheath, in and around the four traditional town centres and a commercial office agglomeration in Old Trafford.

2.2 Spatial Profile

The Core Strategy sub-divides the Borough into ten locally distinctive “places”. These “places” are illustrated on the map below. The description of each “place” as set out in the Core Strategy is reproduced in Appendix A.

2.3 Development Context

The last decade and a half has seen significant regeneration and growth in housing, employment (office, industrial, warehousing) and retail development terms across the Borough.

New Development	1996-2001	2001-2006	2006-2010
Housing (gross new units)	1,560	3,150	1,830
Employment Floor-space (000sqm)	194	274	188
Retail Floor-space (000sqm)	147	35	53

The new employment development that has taken place since 1996 has resulted in the number of jobs available to residents of the Borough and adjoining areas increasing by some 28,000 (from around 95,000 to 123,000).

The new housing development that has taken place has resulted in a significant net growth in the total stock of available dwellings of the order of 6,200 dwellings (from 90,300 in 1996 to 96,500 in 2010), but, as the average size of individual households has been in decline, a modest increase in the population resident in the Borough of 1,700 (from 213,600 in mid 1996 to 215,300 in mid 2009).

The new employment development has reinforced the dominant position of the main traditional business locations across the Borough, particularly that of Trafford Park, and sustained and grown the Borough as an important contributor to the economy of the City Region.

The new housing development has provided much needed modern accommodation, particularly in southern parts of the Borough, again to support the maintenance and growth of the City Region economy.

The latest available Index of Multiple Deprivation (published by the Government in 2007) indicates overall that the Borough since 2004 (the date of the previous published Index), is moving towards a position of being less deprived when compared with all other areas of the country. While the areas of greatest relative deprivation within the Borough have remained the same in 2007 as in 2004, all have shown some improvement (reduction) in the degree of deprivation experienced.

Further demographic and economic spatial profile data for the Borough and its constituent “places” can be found within the Trafford Economic Assessment report published by the Trafford Economic Alliance in April 2009.

3 Local Development Framework Progress

Changes to the governing planning legislation have been enacted during the reporting year. Progress towards putting in place the replacement development plan for the Borough during 2009/10 is summarised below.

3.1 Regional Spatial Strategy

The North West of England Regional Spatial Strategy to 2021 has formally been a part of the development plan for the Borough since its publication by the Secretary of State for Communities and Local Government in September 2008

On the 6th July 2010 the new Secretary of State for Communities and Local Government issued an order revoking all Regional Spatial Strategies across the country with the intention that from that point forward policies within these plans (including the North West RSS) would no longer form part of the development plan and would not be considered as material when determining planning applications.

Subsequently on 10th November 2010 a judgement was made by the High Court, following consideration of a challenge to the decision of the Secretary of State, that has had the effect of reinstating Regional Strategies as part of the development plan and therefore a material consideration when determining planning applications.

Notwithstanding the above it is the announced intention of the Secretary of State to abolish Regional Strategies within a proposed Localism Bill that is to be placed before Parliament in due course for enactment. It is the intention of the Localism Bill when enacted to put in place new ways for local authorities to address strategic planning and development management issues based on a local cooperation mechanism.

3.2 The Revised Trafford Unitary Development Plan

The saved/extended policies of the Revised UDP that for the present constitute the development plan for the Borough (and were approved by the Secretary of State for Communities and Local Government in May 2009) are listed in Appendix D for information.

3.3 The Trafford Local Development Framework Core Strategy

During 2009/10 work again has focussed upon progressing work on the Trafford Core Strategy through its statutory preparation process. Three Regulation 25 public consultations were undertaken as follows: -

- A Further Consultation on the Preferred Core Strategy Option (June/August 2009);
- A Further Consultation on Core Policies L1, L2, L5, W1 and R5 (November/December 2009);
- A Further Consultation on the Vision, Strategic Objectives and Delivery Strategy (March/April 2010).

The Publication version of the Core Strategy is programmed for issue for public consultation purposes in September 2010.

3.4 The Trafford Local Development Scheme

The Local Development Scheme revised in March 2009 was further amended in November 2009 to add an additional development plan document to the list of development plan and supplementary planning documents the Council is proposing to prepare between 2009/10 and 2011/12.

The full list of documents now included in the Scheme is summarised below.

Development Plan Documents	
Document	**Purpose**
Core Strategy	To set out the vision, core objectives and broad spatial strategy for the development of the Borough to 2026.
Land Allocations Plan	To set out new allocations for housing, employment and other purposes and identify the areas to be safeguarded from development for environmental or other reasons.
GM Joint Waste Plan	To set out the strategic aims and objectives for waste development and provide detailed development control policies and site allocations.
GM Joint Minerals Plan	To set out the strategic aims and objectives for minerals development and provide detailed development control policies and site allocations.

Supplementary Planning Documents	
Document	**Purpose**
Planning Guidelines for House Extensions	To provide up to date guidance to assist developers to bring forward acceptable proposals for the construction of house extensions.
Affordable Housing Guidelines	To set out updated guidance to assist the implementation of the Council's affordable housing policy.

3.5 The Greater Manchester Joint Waste Development Plan

During the year work progressed on this Joint Plan with a Stage Two Issues and Options: Residual Waste Disposal document being published for consultation between March and May 2009 and the Preferred Option document being published for public consultation between November 2009 and January 2010.

The Publication Joint Waste Plan is due for issue for consultation in November 2010 – with Submission to the Secretary of State planned for February 2011.

3.6 The Greater Manchester Joint Minerals Development Plan

The preparation of this Joint Plan was commenced in November 2009 with the publication of an initial Identifying and Protecting Mineral Resources in Greater Manchester consultation document seeking information and views on the possible

scope and content of the proposed plan. This was followed In December 2009 by a second consultation on the Scoping Report for the Sustainability Appraisal of the Plan and in February 2010 by a third consultation on an Issues and Options document. A Defining Minerals Consultation Areas consultation is anticipated during August 2010 to be followed before the end of the year by a Preferred Policies and Preferred Allocations consultation.

4 Development Monitoring Report

4.1 Introduction

The development monitoring indicator data for the reporting year, set alongside the data for the years back to 2003/2004, is recorded in the following pages. The data seeks to illustrate the current and recent year development progress across a range of business, housing, transport and environment measures. The accompanying text seeks to highlight the direction of movement in these measures over time and give: -

i) An indication of how effectively the policies of the development plan are performing in relation to the development and other targets set there;
ii) A measure of progress towards the achievement of sustainable development and the strategic vision and objectives the Council has set for the Borough in its Sustainable Community Strategy and developing in its LDF Core Strategy.

As indicated in Section 1 of the report three distinct groups of indicators have been compiled for this section of the report. For convenience these indicators have been grouped to relate to the key policy areas of the development plan as follows.

Monitoring Indicator Group	Development Plan Key Policy Area
Business Development	UDP Employment Policies E1 to E15 Emerging LDF Core Strategy Policies W1, W2 and R6
Housing Development	UDP Housing Policies H1 to H11 Emerging LDF Core Strategy Policies L1 and L2
Transport Development	UDP Transport Policies T1 to T18 Emerging LDF Core Strategy Policy L4
Environment	UDP Environment Policies ENV1 to ENV33 Emerging LDF Core Strategy Policies R1 to R5
Pollution and Climate Change	UDP Environment Policies ENV13 and ENV30 to ENV33 Emerging LDF Core Strategy Policy L5
Minerals and Waste	UDP Minerals/Waste Policies M1 to M14/WD1 to WD7 Emerging LDF Core Strategy Policies L6 and W3

4.2 Business Development Monitoring

For a considerable number of years Trafford has played an important role within the economy of the Manchester City Region, providing significant economic development and employment opportunities and thereby acting as a major positive driver to the regeneration, modernisation and development of the City Region economy. With some 10,900 firms across the range of size of company operating within the Borough, generating of the order of one eighth of the wealth generated across greater Manchester as a whole (in excess of £5 billion GVA – gross value added), the Council via the Trafford Economic Development Plan anticipates that the area will continue to play a major role in helping the City Region economy to develop and grow further into the future.

Notwithstanding the above, Borough, to a degree, has been affected by the present national economic difficulties and consequent business down-turn – the monitoring data for the reporting year recording a mix of positive and adverse development and other economic activity trends.

Among the indicators reported the following development and economic activity movements are worthy of note: -

i) The significant decline in the volume of completed industrial, warehousing and office development (indicators CB1, LB1 and LB2);
ii) The increase in the supply of land available for industrial, warehousing and office development (indicators CB3 and LB6);
iii) The modest increase in town centre (retail, office, hotel and leisure) use development (indicator CB4);
iv) The modest volume of new industrial and warehousing floor-space that is under development (indicator LB3);
v) The modest scale of new business development commitments in established town centres (indicator LB8);
vi) The significant increase in recorded unemployment (indicator SB3).

Between 2003/4 and 2009/10 a considerable amount of new business and town centre use development has been constructed across the Borough. In gross terms the total amounts to some 558,000 square metres of floor-space. In net terms (taking account of the demolition of redundant buildings) the total (for the business and retail element of this development – some 480,000 square metres) amounts to some 129,000 square metres of additional floor-space.

The town centre (retail, office, hotel and leisure) use element of this development over the period has amounted to a gross 226,000 square metres of floor-space – around 116,000 square metres net of the demolition of redundant buildings. The amount of this gross development located within the Borough's town centres has amounted to some 50,700 square metres of new floor-space.

In land development/redevelopment terms, between 2003/4 and 2009/10, some 102 hectares of land has been used and re-used to accommodate the industry, warehousing and office element of the above development.

Business Development Monitoring Data

A – Core Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
CB1 – Amount of Employment Floor-space Developed Each Year (in gross square metres)								
B1 Office Floor-space	14,424	21,538	5,491	15,285	6,345	5,277	**3,397**	Employment floor-space development has slowed significantly in 09/10.
B2/B8 Industry/Warehouse Floor-space	52,494	102,859	14,640	61,482	52,166	44,350	**0**	
Total Floor-space	66,918	124,407	20,131	76,767	58,511	49,627	**3,397**	
CB2 – Amount of Employment Floor-space Developed on Previously Developed Land (% of BD1 total)								
B1 Office Floor-space	100%	53%	100%	100%	100%	100%	**100%**	Use of PDL continues to predominate.
B2/B8 Industry/Warehouse Floor-space	100%	96%	100%	100%	100%	100%	**-**	
Total Floor-space	100%	88%	100%	100%	100%	100%	**100%**	
CB3 – Amount of Employment Land Available (in Hectares)(including land under development)								
For B1 Office Use	9.5	13.0	13.5	13.2	17.0	15.6	**16.5**	The amount of available land has increased by 44% between 08/9 and 09/10. See the comment at indicator LB6 below.
For B2/B8 Industry/Warehouse Use	139.2	138.1	119.3	121.8	114.9	98.9	**148.0**	
Total	148.7	151.1	132.8	136.0	131.9	114.5	**164.5**	
CB4 – Amount of Town Centre Use Floor-space Developed Each Year (in gross square metres)								
Total A1/A2 Retail Floor-space	0	20,986	1,050	8,828	20,247	9,959	**14,355**	The increase in floor-space developed between 08/9 and 09/10 principally the result of two schemes – a retail development in Urmston Town Centre and a leisure (museum) development adjacent to the Trafford Centre.
Total B1 Office Floor-space	14,424	21,538	5,491	15,285	6,345	5,277	**3,397**	
Total C1 Hotel Floor-space	0	0	4,431	3,610	0	0	**0**	
Total D1-D2 Leisure Floor-space	0	7,001	0	706	24,670	0	**38,421**	
Total Floor-space	14,424	49,525	10,972	28,429	51,262	15,236	**56,173**	
Town Centre A1/A2 Retail Floor-space	0	2,172	1,050	5,108	0	8,722	**10,732**	See the above comment.
Town Centre B1 Office Floor-space	6,674	1,889	0	724	0	928	**2,281**	
Town Centre C1 Hotel Floor-space	0	0	0	0	0	0	**0**	
Town Centre D1-D2 Leisure Floor-space	0	7,001	0	706	0	0	**2,720**	
Town Centre Total Floor-space	6,674	11,062	1,050	6,538	0	9,650	**15,733**	
Town Centre Share of Total Developed	46%	22%	10%	23%	-	63%	**28%**	

Data Source: TMBC Development Land Monitoring Data

Business Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LB1 – Amount of B2/B8 Employment Floor-space Developed Each Year by Area (in gross square metres)								
Trafford Park	52,494	98,749	14,640	65,661	52,116	44,350	**0**	A rare zero volume of B2/B8 development experienced in 09/10.
Carrington	0	0	0	287	0	0	**0**	
Broadheath	0	4,129	0	0	0	0	**0**	
Elsewhere	0	0	0	160	0	0	**0**	
Total	52,494	102,878	14,640	66,108	52,116	44,350	**0**	
LB2 – Amount of B1 Employment Floor-space Developed Each Year by Area (in gross square metres)								
Trafford Park	3,800	10,219	4,816	14,468	0	3,856	**0**	B1 development continuing but at a very modest rate.
Broadheath	0	0	0	0	5,598	0	**0**	
Altrincham Town Centre	0	1,889	0	329	0	928	**2,281**	
Sale Town Centre	6,674	0	0	0	0	0	**0**	
Stretford Town Centre	0	0	0	395	0	0	**0**	
Elsewhere	3,950	9,430	675	93	747	493	**1,116**	
Total	14,424	21,538	5,491	15,285	6,345	5,277	**3,397**	
LB3 – Amount of B2/B8 Employment Floor-space Under Development by Area (in gross square metres)								
Trafford Park	42,220	126,428	12,251	49,236	29,903	0	**19,000**	A total of 4 schemes recorded as being under development – of which 2 are significant in scale – a warehouse development in Trafford Park and a Metrolink depot in Old Trafford.
Broadheath	4,129	0	0	0	0	0	**1,699**	
Elsewhere	160	160	0	0	0	6,350	**6,350**	
Total	46,509	126,588	12,251	49,236	29,903	6,350	**27,049**	
LB4 – Amount of B1 Employment Floor-space Under Development by Area (in gross square metres)								
Trafford Park	10,291	0	0	0	3,856	0	**0**	See the comment at LB2 above.
Broadheath	0	0	5,589	5,589	0	0	**0**	
Altrincham Town Centre	129	129	0	0	1,660	0	**0**	
Elsewhere	11,101	0	493	1,240	0	1,116	**286**	
Total	21,521	129	6,082	6,829	5,516	1,116	**286**	

Data Source: TMBC Development Land Monitoring Data

Business Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LB5 – Amount of B1/B2/B8 Employment Land Lost to Other Uses (in hectares)								
Land Lost to Residential Development	2.0	2.1	1.1	0.7	2.5	0	**0**	The 09/10 loss has resulted from a single leisure (museum) development close to the Trafford Centre on Barton Dock Road.
Land Lost to Retail/Other Development	6.5	0	0	6.0	0.3	0	**7.6**	
Total Lost	8.5	2.1	1.1	6.7	2.8	0	**7.6**	
LB6 – Amount of B1/B2/B8 Employment Land Available by Area (in hectares)(including land under development)								
Trafford Park	47.6	51.4	28.0	27.8	30.6	24.7	**39.0**	The 08/9 – 09/10 increase in the available land supply is principally the result of additional land being identified for development and re-development in Carrington.
Carrington	86.3	86.3	86.5	88.9	85.6	75.4	**106.7**	
Broadheath	6.3	5.7	6.4	6.4	1.3	1.5	**5.7**	
Old Trafford	4.7	4.7	6.6	6.6	6.3	7.2	**9.6**	
Altrincham Town Centre	0.1	0.2	1.8	1.8	4.9	5.2	**2.7**	
Elsewhere	3.7	2.8	3.5	3.5	3.2	0.6	**0.8**	
Total	148.7	151.1	132.8	135.0	131.9	114.5	**164.5**	
% on Previously Developed Land	89%	91%	90%	89%	92%	90%	**92%**	
LB7 – Total Amount of B1/B2/B8 Employment Floor-space Available (in 000's gross square metres)								
Office Floor-space	531	558	539	540	559	578	**n/a**	2009 data not available as yet.
Factory Floor-space	1,175	1,156	1,226	1,114	1,095	1,028	**n/a**	
Warehouse Floor-space	1,286	1,299	1,385	1,425	1,417	1,446	**n/a**	
Total Floor-space	2,992	3,012	3,150	3,079	3,071	3,052	**n/a**	

Data Source: TMBC Development Land Monitoring Data (LB5 & LB6) – ONS Commercial/Industrial Floor-space/Rateable Value Statistics (LB7).

Business Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LB8 – Amount of Town Centre Use Floor-space Committed (in 000's gross square metres) (including development under construction)								
All Retail Commitments	0	65,826	69,901	81,001	61,775	79,998	**48,762**	Overall town centre use commitments have declined significantly between 08/9 and 09/10.
All D1-D2 Leisure Commitments	7,001	25,376	25,376	39,755	46,845	50,055	**6,830**	
All C1 Hotel Commitments	0	7,590	3,610	8,230	23,945	45,086	**43,204**	
Total Commitments	7,001	98,792	98,887	128,986	132,565	175,139	**98,796**	
Town Centre Retail Commitments	0	37,351	37,599	48,686	47,209	61,035	**21,304**	Commitments located within town centres have similarly declined significantly between 08/9 and 09/10.
Town Centre Leisure Commitments	7,001	706	706	735	2,720	4,278	**6,830**	
Town Centre C1 Hotel Commitments	0	0	0	0	0	11,050	**9,168**	
Total Town Centre Commitments	7.001	38,057	38,305	49,421	49,929	76,363	**37,302**	
Town Centre Share of All Commitments	100%	39%	39%	38%	38%	44%	**38%**	
LB9 – Total Amount of Retail Floor-space Available (000's gross square metres)								
Total Retail Floor-space	556	568	575	599	611	625	**n/a**	2009 data not available as yet.

Data Source: TMBC Development Land Monitoring Data (LB8) – ONS Commercial/Industrial Floor-space/Rateable Value Statistics (LB9).

Business Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
SB10 – Town Centre Vitality/Viability								
A – Town Centre Zone A Rental Values (£ per square metre)								
Altrincham	1,250	-	1,250	1,250	1,250	1,275	**1,100**	With the single exception of Urmston zone A rental values have declined between 08/9 and 09/10.
Sale	475	-	475	525	540	540	**500**	
Stretford	700	-	750	800	860	890	**795**	
Urmston	180	-	190	210	320	240	**265**	
B – Town Centre Prime Zone A Percentage Yield Values								
Altrincham	8.0%	-	7.0%	6.0%	6.25%	6.75%	**7.75%**	Zone A yield values in all centres have increased between 08/9 and 09/10.
Sale	9.0%	-	8.0%	6.25%	6.5%	7.5%	**8.5%**	
Stretford	11.0%	-	8.0%	6.25%	7.75%	7.25%	**8.5%**	
Urmston	14.0%	-	9.5%	7.0%	7.0%	7.75%	**8.75%**	
C – Town Centre Occupied Retail, Office, Leisure, Other Floor-space (000's square metres)								
Altrincham	162.5	161.4	166.3	161.1	172.9	160.5	**160.6**	Occupied floor-space has increased in Urmston as a major redevelopment scheme comes on-stream. In Stretford the volume has declined. In Altrincham and Sale is has stabilised – the former at a level significantly below that of 07/8.
Sale	74.8	86.2	86.8	86.6	87.0	86.5	**86.5**	
Stretford	34.3	35.1	34.9	32.8	34.3	34.8	**30.9**	
Urmston	44.5	42.6	44.1	43.6	37.8	31.6	**36.7**	
Total	316.1	325.3	332.1	324.1	332.0	313.4	**314.7**	

Data Source: Trafford Town Centre Health Check Database.

Business Development Monitoring Data

C – Significant Effect Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
SB1 – Total Number in Employment								
Total Excluding the Self Employed	128,300	129,100	123,100	123,800	125,900	122,500	**n/a**	2009 data not available.
Total Including the Self Employed						132,000	**n/a**	
SB2 – Percentage of Working Age People in Employment								
Percentage	-	75.0%	76.2%	77.4%	77.7%	77.1%	**69.3%**	
SB3 – Job Seekers Allowance Claimant Count/Percentage JSA Rate								
Total Count	2,300	2,100	2,200	2,300	2,100	3,000	**4,860**	2009/10 data is for September 2009.
Rate	1.8%	1.6%	1.7%	1.8%	1.6%	2.3%	**3.7%**	
SB4 – Working Age People Claimant Benefits in the Worst Performing Neighbourhoods								
Total Claimants	2,470	2,435	2,495	2,510	2,400	2,400	**n/a**	
Percentage of Working Age People	32.4%	31.1%	31.2%	31.3%	30.0%	30.8%	**n/a**	
SB5 – Total Benefit Claimants and Percentage of Working Age People								
Total Claimants	17,600	17,100	17,000	17,100	16,600	18,500	**18,980**	2009/10 data is for Feb 2010.
Percentage of Working Age People	13.6%	13.2%	13.2%	13.1%	12.6%	14.1%	**13.8%**	
SB6 – Total New Business Start-ups								
Total Start-ups	855	830	880	915	1,000	n/a	**n/a**	2008/2009 data not available.
Total in SIC J and K	420	405	380	505	570	n/a	**n/a**	
SB7 – Total Active Business Units								
Total	7,455	7,485	7,760	8,020	8,445	n/a	**n/a**	2008/2009 data not available.
SB8 – Percentage of Total GVA Output from Key Sectors								
Percentage	36.4%	36.3%	36.6%	36.5%	36.5%	36.6%	**n/a**	2009 data not available.

Data Sources: ONS Annual Business Inquiry (SB1& SB7) – ONS Annual Population Survey (SB2) – DWP Benefit Claimants Data (SB3, SB4, SB5) – ONS VAT Registered Businesses/New Business Registration Data and 4NW (SB6) – GM Forecasting Model (SB8)

4.3 Housing Development Monitoring

Historically, in a Manchester City Region and NW regional context, Trafford, in broad terms, has had a relatively strong and buoyant housing market with a healthy demand for housing across all tenures, particularly the owner occupied sector. The average purchase price of property, both existing and new, therefore has been, and remains high relative to the prices pertaining elsewhere in the city region and region.

Across the Borough as a whole, the average size of households occupying property has been in steady decline for decades (falling from 2.74 per dwelling in 1981 to 2.33 in 2001). One consequence of this feature has been a rise in the number of single person households to a position where approximately one third of all households in the Borough are now one person households. A second consequence has been a noticeable growth in the provision of apartment accommodation within the stock of available dwelling provision.

Within the Borough, of course, the market position has been variable depending upon the degree of prosperity within the local community and the age, quality, composition and tenure of the available housing stock.

The majority if not all areas of the Borough appear to have been affected by the present national economic difficulties and consequent housing market down-turn – the monitoring data for the reporting year in particular recording a significant contraction both in the number of dwellings built and the number coming forward and being granted planning permission for building (see indicators CH2/LH1 and LH4).

Among the indicators as a whole the following additional development movements are worthy of note: -

i) The significant decline in new affordable housing provision (indicator CH5);
ii) The continued high level use of previously developed land (indicator CH3);
iii) The decline in the scale of new apartment development (indicator LH1);
iv) The increase in the building of new accommodation within Priority Regeneration Areas (indicator LH2);
v) The decline in the new planning permissions granted for development in Priority Regeneration Areas (indicator LH6)
vi) The modest decline in the total amount of land available for further new development (indicator LH7);
vii) The modest scale of current new affordable housing development commitments (indicator LH10);
viii) The decline in the number of vacant properties within the total dwelling stock (indicator SH2).

Notwithstanding the most recent down-turn in activity - between 2003/4 and 2009/10 a total of 4,060 new dwellings (3,571 dwellings net of clearance replacement) have been built across the Borough – equivalent to an average build of 580 new dwellings (510 net of clearance replacement) per year.

4.4 Trafford Housing Trajectory

The additional housing expected to be delivered over the LDF Core Strategy period to 2025/26) – has previously been set out in broad terms in documentation supporting the preparation of the LDF Core Strategy (see Table L1 attached to Policy L1 – Land for new Homes).

The development proposals set out in the LDF Core Strategy incorporate a 20% RSS housing target uplift through to 2018 for the Trafford part of the Bolton, Salford, Manchester, Trafford Housing Growth Point initiative area to reflect the commitment to additional growth the four local authorities have made in return for significant new investment in key enabling infrastructure provision.

The new housing development trajectory set out in diagrammatic and tabular form on the following page, to a degree, seeks to acknowledge and take account of the impact that the current economic downturn has and may well continue to have on the performance of the local housing market. This trajectory may well need to be adjusted further once the implications of the autumn 2010 national comprehensive spending review become clear.

The trajectory development total through to 2025/6 – set against the Core Strategy Policy L1 development target and land allocation – is summarised out below.

	2008/9 – 2010/11	**2011/2 – 2015/6**	**2016/7 – 2020/1**	**2021/2 – 2025/6**	**Total**
Policy L1 Target	1,850	3,470	3,238	2,890	11,448
Policy L1 Allocation	1,400	3,860	3,656	3,040	11,956
Trajectory Development Total	1,077	3,050	4,150	3,650	11,927

Housing Development Monitoring Data

A – Core Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
CH1 – Development Plan Period Planned New Housing Provision (Net of Clearance)								
Emerging Core Strategy Requirement	-	-	-	-	-	11,800	**11,800**	2008/9 to 2025/6
CH2 – Amount of New Housing Delivered (Net of Clearance)								
Total Net Completions	597	746	698	537	366	344	**283**	9/10 delivery 18% below 8/9 delivery. Delivery since 3/4 amounts to 88% of previous RSS target.
CH2 – Additional Housing to be Delivered in Future Years (Net of Clearance)								
See attached trajectory for the period 2010/11 – 2024/25.								
CH3 – Amount of New Housing Delivered on Previously Developed Land (Gross)								
Total Delivered on PDL	621	714	572	487	329	282	**288**	Delivery since 3/4 amounts to 81% PDL use.
Percentage of All Housing Delivered	91%	92%	74%	82%	72%	66%	**81%**	Delivery since 6/7 amounts to 76% PDL use.
CH4 – Amount of Gypsy and Traveller Pitches Delivered (Net of Pitches Lost)								
Total Pitches Delivered	0	0	0	0	0	0	**0**	
CH5 – Amount of New Affordable Housing Delivered (Gross)								
Total New Houses Delivered	21	43	70	92	133	207	**45**	9/10 delivery 78% below 8/9 level.
CH6 – Housing Quality – Building for Life Assessment								
No Assessment data available.								

Data Source: Trafford LDF Core Strategy (Policy L1)(CH1) - TMBC Development Land Monitoring Data (CH2, CH3, CH4, CH5)

Housing Development Monitoring Data

B – Local Indicator Data								
LH1 – Amount and Type of New Housing Developed Each Year (Gross)								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
Total Houses Developed	304	220	215	90	109	88	**143**	09/10 total 17% below 08/09 total.
Total Apartments Developed	376	554	557	503	350	339	**212**	
Total	680	774	772	593	459	427	**355**	
LH2 – Amount of New Housing Developed in Priority Regeneration Areas (Gross)								
Total Within PRA's	89	115	177	97	225	93	**253**	Significant increase 09/10 in PRA total.
Percentage of Borough Total	13%	15%	23%	17%	49%	22%	**71%**	Delivery since 3/4 amounts to 26% of total.
LH3 – Number of Houses Cleared								
Total Number Cleared	83	28	74	56	93	83	**72**	Rate of clearance remains modest.
LH4 – Number and Type of New Housing Granted Planning Permission Each Year								
Total Number of Houses	115	49	48	56	96	714	**182**	Substantial reduction in the applications coming forward and being approved for new development in 09/10.
Total Number of Apartments	622	257	728	1,004	254	519	**243**	
Total	737	306	776	1,060	350	1,233	**425**	
LH5 – Total Number of New Houses Granted Planning Permission on Previously Developed Land								
Total Approved on PDL	737	306	776	1,060	335	683	**397**	Approvals on PDL sites recover to a high % of the total.
Percentage of All Approved	100%	100%	100%	100%	96%	55%	**93%**	
LH6 – Total Number of New Houses Granted Planning Permission in Priority Regeneration Areas								
Total Approved in PRA's	-	143	694	844	216	866	**95**	Approvals in PRA's falls to lowest recorded level since 04/05.
Percentage of All Approved	-	47%	89%	80%	62%	70%	**22%**	
LH7 – Total Amount of Land Available for New Housing Development (End of Year)								
Total Available (Dwelling Capacity)	4,311	3,873	3,456	3,826	3,593	3,857	**3,768**	09/10 total is a modest 2% below 08/09 total.

Data Source: TMBC Development Land Monitoring Data (LH1 to LH7).

Housing Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LH8 – Amount of Land Available for New Housing Development on Previously Developed Land								
Total Available (dwelling capacity)	3,646	3,243	3,372	3,260	3,139	2,933	**2,624**	PDL development commitments as % of total have fallen but remain significant.
Percentage of Total Available	75%	72%	80%	85%	87%	76%	**70%**	
LH9 – Amount of Land Available for New Housing Development in Priority Regeneration Areas								
Total Available (dwelling capacity)				2,294	2,292	2,556	**2,744**	PRA development commitments as % of total have increased further in 09/10.
Percentage of Total Available	28%	30%	46%	60%	64%	66%	**73%**	
LH10 – Total Affordable Housing Development Commitments (End of Year)								
Total on Site	-	167	127	206	207	89	**145**	The scale of affordable housing development commitments remains modest.
Total Committed	-	104	140	81	247	63	**0**	

Data Source: TMBC Development Land Monitoring Data (LH8 & LH9) – TMBC Housing Strategy Monitoring Data (LH10).

Housing Development Monitoring Data

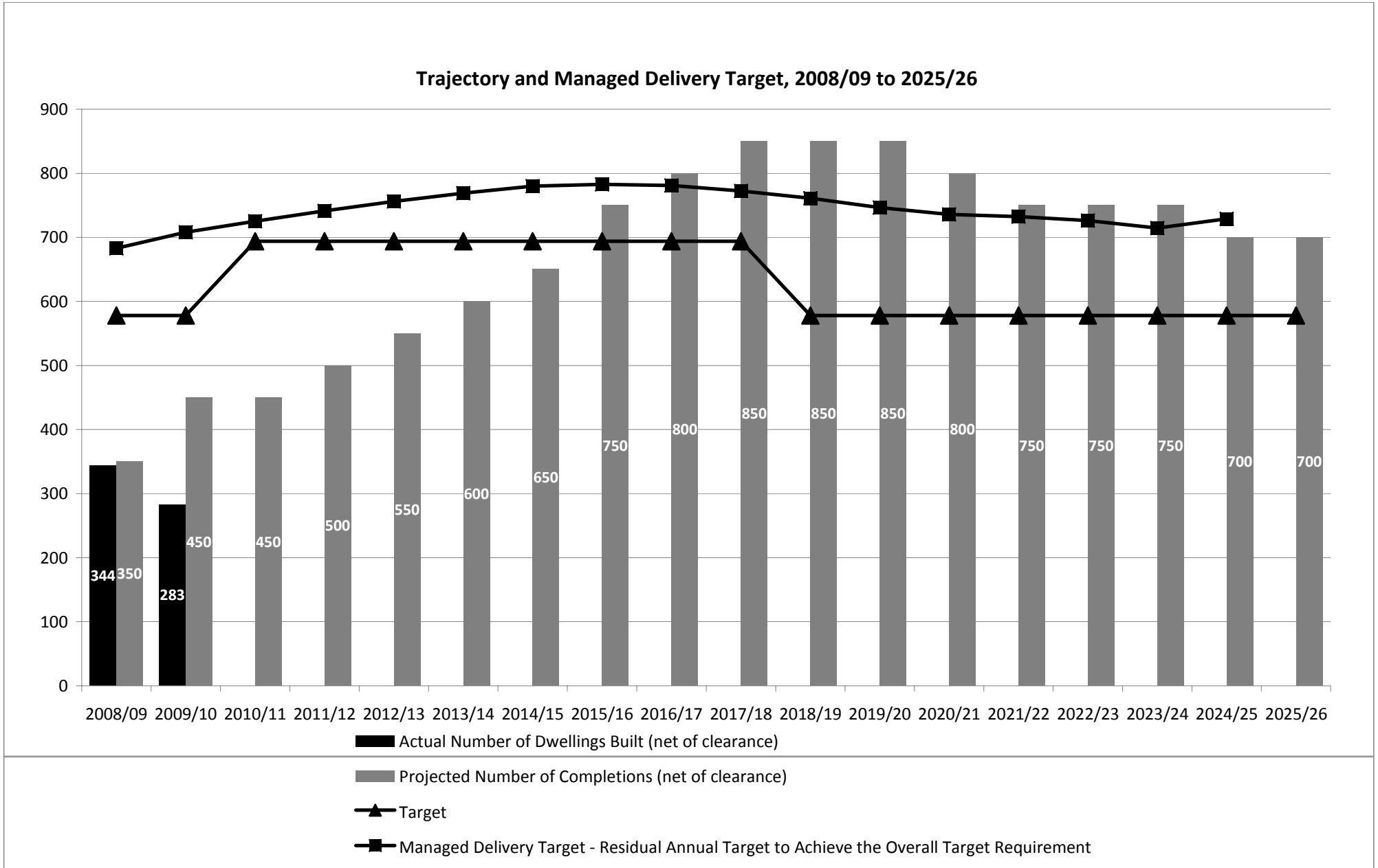
C – Significant Effect Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
SH1 – Total Dwelling Stock and Dwelling Stock Change								
Total Stock	93,402	94.180	94,542	95,328	95,815	96,347	**96,511**	Total dwelling stock continues to rise at a modest rate.
Total Stock Change	+ 835	+ 778	+679	+ 786	+ 487	+ 532	**+ 164**	
Percentage Stock Change	+ 0.9%	+ 0.8%	+ 0.7%	+ 0.8%	+ 0.5%	+ 0.5%	**+ 0.2%**	
SH2 – Vacant Dwelling Stock								
Total Vacant Stock	2,618	2,688	3,057	2,972	3,274	3,258	**2,743**	Welcome contraction in the size of the vacant dwelling stock achieved in 09/10.
Percentage of Total Stock	2.8%	2.9%	3.2%	3.1%	3.4%	3.4%	**2.8%**	
SH3 – Average House Price Data								
Average price (April each Year)	£156,406	£173,451	£177,705	£193,618	£195,687	£160,070	**£183,351**	Some recovery in the housing market in 09/10 following the rapid contraction of 08/09.
Percentage Annual Change	+ 16.5%	+ 10.9%	+ 2.5%	+ 9.0%	+ 1.1%	- 18.2%	**+ 14.5%**	
Sales Volume	519	314	363	374	199	130	**228**	
SH4 – Accessibility of New Development (on sites of 5+ dwellings) to Public Transport Infrastructure								
Total Dwellings Developed	-	-	-	-	-	410	**330**	
Within 250m of a Bus Stop	-	-	-	-	-	40%	**77%**	
Within 400m of a Bus Stop	-	-	-	-	-	58%	**63%**	
Within 800m of a Rail Stop	-	-	-	-	-	57%	**64%**	

Data Sources: TMBC Housing Strategy Monitoring Data (SH1 and SH2) – Land Registry House Price Index Data (SH3).

Trafford Housing Trajectory 2008/9 to 2025/26

LDF Core Strategy Housing Allocation 2008/9 to 2025/6	**11,956**

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18
	2008/09	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**
Actual Number of Dwellings Built (net of clearance)	344	283																
Projected Number of Completions (net of clearance)	350	450	450	500	550	600	650	750	800	850	850	850	800	750	750	750	700	700
Cumulative Completions	344	627	1,077	1,577	2,127	2,727	3,377	4,127	4,927	5,777	6,627	7,477	8,277	9,027	9,777	10,527	11,227	11,927
Target	578	578	694	694	694	694	694	694	694	694	578	578	578	578	578	578	578	578
Cumulative Target	578	1,156	1,850	2,544	3,238	3,932	4,626	5,320	6,014	6,708	7,286	7,864	8,442	9,020	9,598	10,176	10,754	11,332
Cumulative Completions, Cumulative Target Differential	-234	-529	-773	-967	-1,111	-1,205	-1,249	-1,193	-1,087	-931	-659	-387	-165	7	179	351	473	595
Managed Delivery Target - Residual Annual Target to Achieve the Overall Target Requirement	683	708	725	741	756	769	780	783	781	772	761	747	736	732	726	715	729	
Number of Plan Years Remaining	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0


Trajectory and Managed Delivery Target, 2008/09 to 2025/26
900
800
700
600
500
400
300
200
100
0
344
350
283
450
450
500
550
600
650
750
800
850
850
850
800
750
750
750
700
700
2008/09
2009/10
2010/11
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
Actual Number of Dwellings Built (net of clearance)
Projected Number of Completions (net of clearance)
Target
Managed Delivery Target - Residual Annual Target to Achieve the Overall Target Requirement

4.5 Transport Development Monitoring

The Borough lies astride the M60 orbital motorway and a principal radial access route to the regional centre (the A56). It is a relatively prosperous and attractive Borough, much sought after as a place in which to live, work and relax. It contains substantial concentrations of industrial, commercial and retail activity within its boundaries. Similar or greater concentrations of such development are located within the adjoining local authority areas of Manchester and Salford and areas further a field. The available highway and public transport infrastructure serving the Borough is consequently subject to considerable traffic pressure – particularly during the morning and evening peak travel times.

Investment in the maintenance and improvement of the transport infrastructure serving the Borough and adjoining areas is determined within the framework of the Greater Manchester Local Transport Plan (GMLTP) which sets out a long-term commitment to the provision of a sustainable, environmentally sensitive, modern and integrated transport system for the whole conurbation.

The current (second) GMLTP runs until March 2011 and the ten district authorities of Greater Manchester are in the process of preparing a third LTP which will set out the overall transport strategy for the next 15 years. As part of this process, Trafford Council is preparing a Local Area Implementation Plan which will provide greater detail with regard to transport policy and scheme proposals in Trafford, particularly focussing on the four-year period to March 2015.

For the reporting year the Council was awarded a GMLTP allocation of £2.762m to invest in the improvement and maintenance of the local highway network to ease congestion, improve accessibility, introduce/augment parking control schemes and promote safe cycling, walking and structural maintenance.

During the reporting year the following significant local highway and public transport infrastructure improvements were completed: -

i) Phase 1 Barton Gyratory public transport improvement scheme;
ii) Connect 2 Bridgewater Way upgrade to Bridgewater canal tow path and associated highway access points;
iii) A56 Navigation Road junction improvement;
iv) A56 Vehicle-activated speed warning signs programme;
v) Marsland Road/Brooklands Road junction improvement;
vi) Various area-wide parking schemes;
vii) Old Trafford Metrolink station major refurbishment and new pedestrian/cycle link;
viii) Upgrades to facilities at all Metrolink stops in the Borough.

For 2010/11 the Council's GMLTP allocation has been reduced to £2.451m to invest in the improvement and maintenance of the local highway network to ease congestion, improve accessibility, introduce/augment parking control schemes and promote safe cycling, walking and structural maintenance.

The following significant local highway and public transport infrastructure improvements are planned to commence or have already commenced in 2010/11: -

i) Marsland Road/A56 junction improvement;
ii) Shaftesbury Avenue/Thorley Lane junction improvement;
iii) Bridgewater Way Phase 2 Edge Lane-Waters Meeting and associated highway access links;
iv) MUFC Match Day VMS traffic information signs;
v) Old Trafford Cycle Link and cycle/pedestrian links to schools.

Work continues on the construction of the new South Manchester Metrolink line between Old Trafford and Chorlton and the Trafford Metrolink Depot in Old Trafford – both being schemes due for completion in spring 2011.

In addition to all the above the Council has over the last three years invested some £24m in a Transport Asset Management Plan aimed at preserving and enhancing the quality of the local highway infrastructure to enable it to meet the needs of present and future users. Contributions secured from the DfT Congestion Performance Fund have been similarly applied.

Transport Development Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LT1 – Completed Public Transport Improvement Schemes								
Number of Schemes	-	-	-	4	3	2	**3**	Barton gyratory, bus stop clearway and Metrolink stop upgrades completed in 09/10.
LT2 – Completed Cycle Route Improvement Schemes								
Number of Schemes	-	-	-	-	2	3	**2**	Connect 2 Bridgewater Way and Connect2 Links to Schools schemes completed in 09/10.
LT3 – Completed Local Highway Improvement Schemes								
Number of Schemes	-	-	-	-	16	17	**16**	Based on 09/10 ITB figures
LT4 – Improvement Schemes Secured by Planning Obligation								
Schemes Linked to Health/Education	-	2	4	2	1	0	**0**	Schemes secured in connection with employment development at Manchester Road, Carrington and Old Trafford Metrolink Station. Other schemes secured in connection with the Urmston Town Centre redevelopment and retail and housing developments in John Street, Sale and Wythenshawe Road, Sale.
Schemes Linked to Hotel/Leisure	-	1	2	-	1	0	**0**	
Schemes Linked to Employment	-	4	12	9	3	3	**2**	
Schemes Linked to Other Development	-	-	1	-	1	1	**3**	
Total Schemes	-	7	19	11	6	4	**5**	

Data Source: TMBC Environment Strategy (LH1 to LH4)

Transport Development Monitoring Data

C – Significant Effect Indicator Data								
ST1 –Bus Mileage (Weekday Peak)								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
Mileage	2,350	2,420	2,240	2,100	1,920	-	**-**	Data no longer recorded by GMTU.
ST2 – Metrolink Patronage (Altrincham Line – AM Peak)								
All Station Boarders & Alighters	-	-	8,247	-	7,982	9,037	**8,054**	09/10 data affected by line upgrade work.
ST3 – Heavy Rail Patronage (Irlam Line)								
Manchester Bound Boarders AM Peak	405	399	483	607	546	515	**564**	Patronage recovery to 07/08 level recorded in 09/10.
Manchester Bound Boarders Off Peak	148	109	149	151	159	139	**159**	

Data Source: GMTU GM Transport Statistics Report Data (ST1 to ST3).

Transport Development Monitoring Data

Former Core Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
FCT1 – Major Retail, Leisure, Employment Development Schemes Complying with LDF Car Parking Standards								
Percentage of All Major Developments	-	-	-	100%	100%	57%	**100%**	
FCT2 – New Residential Development (of 5+ Units) Within 30 Minutes Public Transport Time of Health, School, Employment Provision								
Percentage of All Development	-	-	-	100%	100%	100%	**100%**	
FCT3 – Number of Travel Plans Secured with New Development Proposals each Year								
Total	-	-	26	37	43	34	**28**	The number of Plans secured during 09/10 has declined by 18% as the number of applications determined has also declined (by 11%).

Data Source: TMBC Planning/Building Control Service (FCT1 and FCT2) – Environment Strategy Service Monitoring Data (FCT3

4.6 Environment Quality Monitoring

The natural and built environment of the Borough is generally of high quality – with extensive areas of attractive and open countryside adjoining similarly extensive and environmentally pleasant suburban residential areas.

The quality and appearance of the environment in all parts of this busy metropolitan area is subject to constant and considerable pressure from the actions and activities of local residents, local firms and commuters into, out of and within the Borough as they go about their daily business, and the actions of the development industry as it seeks to provide new homes, retail, business and leisure/entertainment facilities to meet the changing and growing needs of local people.

Areas of poorer quality environment, affected by pollution, dereliction and neglect are relatively modest in scale and concentrated in their location – principally within the economically deprived “inner city area” of Old Trafford and within the former “overspill housing areas” – including those of Sale West and Partington (located respectively in the centre and west of the Borough).

The green-space, biodiversity and derelict land monitoring data for the reporting year continues to suggest that the general extent of the area of Green Belt and open countryside has been sustained and the (development plan) identified areas of biodiversity and conservation importance have been protected.

The data also indicates that further progress has been made in dealing with and bringing back into productive use the areas of derelict land that exist across the Borough.

Environmental Quality Monitoring Data

A – Core Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
E1 – Number of Planning Permissions Granted Contrary to Environment Agency Flooding and Water Quality Advice								
Initial EA Objections Lodged	-	-	-	-	-	5	**3**	
Permissions Granted Contrary to Advice	0	0	0	0	0	0	**0**	
E2 – Change in Areas of Biodiversity Importance								
Number of SSSI's				2	2	2	**2**	Two SBA sites lost – off Dunham Road (due to loss of species rich grassland) and Redhouse Lane Meadows (due to lack of management of species rich grassland and damp meadow). Two Local Nature Conservation sites gained (due to additional species identification).
Area of SSSI's (Hectares)				81.5	81.5	81.5	**81.5**	
Number of SBI's	49	50	51	51	51	52	**50**	
Area of SBI's (Hectares)	414.7	420.8	425.7	426.3	426.2	434.0	**426.4**	
Local Nature Conservation Sites	52	52	52	52	52	52	**54**	
Area of Local Nature Conservation Sites	150	150	150	150	150	150	**159.1**	
E3 – Planned and Installed Renewable Energy Generation Capacity (in Megawatts)								
Planned Schemes			3	2	0	1	**1**	A proposed wood waste fuelled CHP power plant development was permitted in Trafford Park in June 2009.
Planned Capacity							**3 Mw**	
Installed Schemes				1	2	0		
Installed Capacity								

Data Source: TMBC Planning & Building Control (E1 and E3) – Environment Agency (E1) TMBC Parks & Countryside/Red Rose Forest (E2)

Environment Quality Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LE1 – Areas of Biodiversity Importance								
Number of Grade A SBI's	7	7	7	7	7	7	**8**	
Land Area of Grade A SBI's	151.0	151.0	151.0	150.8	150.8	150.6	**159.1**	
Number of Grade B SBI's	19	19	18	18	18	18	**18**	
Land Area of Grade B SBI's	141.1	145.4	148.2	148.6	148.6	156.8	**150.2**	
Number of Grade C SBI's	23	24	25	26	26	26	**23**	
Land Area of Grade C SBI's	122.6	124.4	125.1	126.8	126.8	126.6	**115.6**	
LE2 – Areas of Architectural, Archaeological and Historic Importance								
Number of Conservation Areas	21	21	21	21	21	21	**21**	
Land Area of Conservation Areas (Ha)	459	459	459	459	459	459	**459**	
Sites of Archaeological Importance	1	1	1	1	1	1	**1**	
Number of Listed Buildings						245	**246**	
Number of Listed Buildings "At Risk"						0	**0**	
LE3 – Areas of Recreational Importance								
Land Area of Green Belt	3,985	3,985	3,985	3,985	3,985	3,985	**3,985**	
Land Area of Other Open Countryside	160	160	160	160	160	160	**160**	
Percentage of Total Borough Area	39%	39%	39%	39%	39%	39%	**39%**	
Land Area of Urban Green/Open Space		1,275	1,275	1,275	1,275	1,275	**1,275**	
Percentage of Total Borough Area		12%	12%	12%	12%	12%	**12%**	
Number of Green Flag Parks				6	6	6	**6**	
Play Areas Meeting NPFA Standard (%)			29%	38%	52%	57%	**58%**	
% Meeting LEAP Standard			27%	36%	48%	44%	**45%**	
% Meeting NEAP Standard			2%	2%	5%	13%	**13%**	

Data Source: TMBC Parks and Countryside.

Environment Quality Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LE4 – Tree and Woodland Cover								
Number of Woodlands and Copses	64	64	64	64	64	64	**64**	
Land Area of Woodlands and Copses	195.7	195.7	195.7	195.7	195.7	195.7	**195.7**	
New Woodland Created (Hectares)	-	1.8	26.3	1.5	0.6	0.25		
New Street/Highway Trees Planted	-	56	177	67	67	146	**490**	
LE5 – Derelict Land – Cumulative Remediation, Restoration, Development Proposals								
Land Identified in UDP Policy ENV32	131.3	131.3	131.3	131.3	131.3	131.3	**131.3**	Progress in bringing derelict land back into productive use boosted by significant power station and recycled paper mill development proposals coming forward in Partington.
Land Restored for Amenity Use	-	-	-	4.5	4.5	4.5	**4.5**	
Land Developed for Business/Retail Use	1.9	7.4	8.4	8.4	9.0	9.0	**13.2**	
Land Subject to Development Proposals	-	-	16.5	16.5	21.7	37.4	**80.7**	
LE6 – Allotment Provision								
Total Plots Available								
Percentage of Plots in Active Use			98%	98%	98%	99%	**99%**	

Data Source: TMBC Parks and Countryside/Red Rose Forest (LE4 & LE6) – TMBC Development Land Monitoring (LE5).

Environment Quality Monitoring Data

C – Significant Effect Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
SE1 – Percentage of SSSI's in a Favourable Condition								
% of SSSI's in a Favourable Condition						100%	**100%**	
SE2 – Local Nature Conservation Area Provision (Hectares per 1,000 Population)								
Extent of Provision			0.04	0.07	0.07	0.07	**0.07**	
SE3 – Green Space (Park and Open Space) Provision								
% of Population within 300 metres				83%	80%	80%	**80%**	
% of Population Satisfied with Provision				77%	83%	81%	**n/a**	
% Satisfied with Cleanliness			86%		82%	83%	**84%**	
SE4 – Woodland Provision (2 Hectares or more in size)								
% of Population within 500 metres		10.2%					**25.7%**	

Data Sources: TMBC Parks and Countryside. Woodland Trust

4.7 Pollution and Climate Change Monitoring

The Council is committed to tackling the carbon emissions that are the main cause of human induced climate change. To this end therefore, after extensive consultation with local people, it has produced three strategies to aid the transition to a low carbon future in the Borough – a Sustainable Trafford Strategy – an Adapting to Climate Change in Trafford Strategy – and an Energy and Water Management Plan.

These strategies, through a variety of direct and support actions, seek to help local people, businesses and the Council itself to reduce energy and other resource consumption and consequent greenhouse gas and other waste emissions for the benefit of the local environment and the amenity of all.

Monitoring the effects of these strategy actions and their benefit to the environment is principally to be achieved via the National Performance Framework and Comprehensive Area Assessment process and four Sustainability Indicators contained within it (indicators NI185 to NI 188).

In relation to pollution – the Local Air Quality Management process places an obligation on the Council to regularly review and assess air quality in the Borough to determine whether or not air quality objective levels set by DEFRA are being achieved or not. The Council undertakes extensive monitoring to comply with this requirement, has declared an Air Quality Management Area and worked with the other GM Councils to produce a GM Air Quality Action Plan to take steps to improve air quality across the conurbation. Some of the measures contained within the current plan include – promoting sustainable school travel, encouraging the main businesses within the Borough to develop green travel plans, using cleaner/alternative fuels in the Council's vehicle fleet, encouraging local businesses to do the same with their vehicle fleets and greater regulation of industrial processes.

The monitoring data set out in this report seeks to measure the progress (improved outcomes) achieved by the above in terms of river and air quality and overall carbon dioxide emission levels.

In so far as the measure of river quality is concerned, the 2009 AMR reported that the Environment Agency had changed its long-standing General Quality Assessment (GQA) into the "General Quality Assessment Headline Indicator" (GQAHI) from January 2007. Overall, the monitoring networks were roughly halved in size, and the chemical parameters tested were reduced in number, making the assessments under GQAHI incompatible with those previously reported for GQA. Within Trafford, the total length of rivers monitored and classified for chemistry fell from 142.7km to 70.9km, while the corresponding biology length fell from 71.4km to 55.7km.

The available GQA data for 2009/10 indicates that there has been a big improvement in river water quality biological quality and no change in chemical quality of the waterways running through the Borough.

The data for the air quality suggests that a variable and varying quality, though presently not deteriorating, picture continues for the Borough.

The data available for carbon dioxide emissions indicates that the overall reduction experienced between 2005/6 and 2007/8 has stalled somewhat during 2008/9.

Pollution and Climate Change Monitoring Data

C – Significant Effect Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
SP1 – River Water Quality – Percentage of Classified Length with Good/Fair Quality								
% with Good/Fair Biological Quality	-	-	66%	64%	-	-	-	Assessed for the original General Quality Assessment (GQA) river network (142.7km).
% with Good/Fair Chemical Quality	-	-	73%	77%	-	-	-	
% with Good/Fair Biological Quality	-	-	68%	68%	68%	68%	**82%**	Assessed for the General Quality Assessment Headline Indicator (GQAHI) revised river network (chemistry 70.9km, biology 55.7km).
% with Good/Fair Chemical Quality	-	-	64%	72%	72%	72%	**72%**	
SP2A – Air Quality (at the Stretford A56 Roadside Monitoring Station (milligrams per cubic metre)								
Annual Average NO2 Levels	-	50	41	43	42	46	**44**	The Pollution and Licensing Section work continuously to improve local air quality, however monitored air quality is subject to variation associated with weather conditions. This data should be used as a long-term guide to air quality within the borough. The data presented is calculated by calendar year
Annual Average PM10 Levels	-	32	26	27	26	25	**23**	
Number of Days PM10 Levels Have Exceeded the Air Quality Objective (50gm/cum)	-	7	7	12	11	8	**3**	
SP2B – Air Quality (at the Moss Park Urban Background Monitoring Station (milligrams per cubic metre)								
Annual Average NO2 Levels	35	31	29	30	30	32	**34**	See the comment at SP2A above.
Annual Average PM10 Levels	-	21	20	22	20	20	**18**	
Number of Days PM10 Levels Have Exceeded the Air Quality Objective (50gm/cum)	-	1	4	4	8	4	**2**	
SP3 – Carbon Dioxide Emissions (Kilotonnes)								
Domestic	-	-	562	571	546	556	**-**	
Business	-	-	1,098	1,124	1,067	1,088	**-**	
Transport	-	-	297	287	288	284	**-**	
Domestic, Business, Transport Total	-	-	1,957	1,982	1,901	1,929	**-**	
SP4 – Per Capita Carbon Dioxide Emissions (Tonnes)								
Per Capita CO2 Emissions	-	-	9.3	9.4	8.9	9.0	**-**	

Data Sources: Environment Agency (SP1) – TMBC Environmental Protection (SP2) – TMBC Environment Strategy (SP3 and SP4).

4.8 Minerals and Waste Monitoring

Limited data is available for publication in this subject area. None of the data that is available can be published by individual Minerals Planning Authority area for reasons of confidentiality.

A - Minerals

Primary Aggregate Production

The most up to date figures for the amount of primary aggregates produced across the NW region are contained in the NW Regional Aggregates Working Party (RAWP) Annual Report 2009. The figures provided are for 2008.

For the Greater Manchester, Halton, Warrington and Merseyside area, the data indicates that a total of 1.13 million tonnes of aggregates (consisting of 0.69 tonnes of crushed rock and 0.44 million tonnes of sand and gravel) were produced in that year – a level of production lower than the estimated production level for 2007 of 1.4 million tonnes of aggregates (consisting of 1.1 million tonnes of crushed rock and 0.3 million tonnes of sand and gravel).

Secondary/Recycled Aggregate Production

A NW Regional Technical Advisory Board for Waste and NW Regional Assembly Working Party survey undertaken by Smiths Gore and published in 2007 produced the following estimates of the scale of the construction, demolition and excavation waste streams from which these aggregates can be obtained. The figures provided are for 2006.

Operators Generating Arisings		**Operators Processing, Handling, Transporting Arisings**		**Operators that Dispose of Arisings**	
Operator	**Estimate (Tonnes)**	**Operator**	**Estimate (Tonnes)**	**Operator**	**Estimate (Tonnes)**
House Builders	183,245	Crushers	5,168,157	Landfill Sites	4,113,878
Highway Works	27,500	Composters	44,500	Exempt Sites	3,438,940
Ports & Harbours	<25,000	MRF's & WTS's	3,357,349	Quarries	1,499,436
Power Stations	>5,000,000	Exempt Sites	3,438,940		
Pre-cast Concrete Manufacturers	3,957,360	Rail Ballast Recyclers	436,000		
Quarries	1,499,436	Quaries	1,499,436		

A Capita Symonds report (Survey of Arisings and Use of Alternatives to Primary Aggregates in England) also published in 2007 indicated that across the NW region a total of 1.35 million tonnes of pulverised fuel and furnace bottom ash, slate waste, spent railway track ballast and waste glass was produced in 2005. A 2008 monitoring survey indicated that the pulverised fuel and furnace bottom ash and slate waste elements of these arisings amounted to some 430,000 tonnes for the year (compared with the 700,000 tonnes estimated for 2007).

For the Greater Manchester, Halton, Warrington and Merseyside area, the total arisings of pulverised fuel and furnace bottom ash arising during 2008 was estimated to be of the order of 140,000 tonnes during the year.

B - Waste

Commercial/Industrial, Construction, Demolition and Excavation Waste

At the Greater Manchester level the Environment Agency in 2008 estimated that construction, demolition and excavation waste arisings in the sub-region amounted to some 1.3 million tonnes.

Evidence collected for the GM Joint Waste Development Plan estimates that the total non-municipal arisings across the sub-region in 2009 amounted to: -

- 2.52 million tonnes of commercial/industrial waste;
- 1.3 million tonnes of construction/demolition waste;
- 275,000 tonnes of solid derived fuel waste, and,
- 300,000 tonnes of agricultural waste.

Municipal Waste

Across the Greater Manchester Waste Disposal Authority (GMWDA) area total municipal waste collected from the nine Waste Collection Authorities has been in decline since 2004/5 – reducing from 1.4 million tonnes in 2004/5 to 1.2 million tonnes in 2008/9.

Over this same five year period the recycling and composting of the waste collected at Household Waste Recycling Centres has risen year on year from a combined 57,688 tonnes to 91,175 tonnes (equivalent to 21% to 48% of the total arisings).

The total amount of waste sent to land-fill by the Authority has reduced from 758,700 tonnes in 2004/5 to 504,600 tonnes in 2008/9.

This improving position – of a reduction in total arisings and an increase in recycling – is mirrored within Trafford – as the monitoring indicator data set out below shows.

This improving position should continue into the future as planned investments by the GMWDA and its PFI partner (Viridor Laing Greater Manchester Limited) and other private investors in new state-of-the-art handling/recycling facilities come on stream.

The recycling/treatment facilities currently being developed within Trafford are as follows: -

i) A new 400,000 tonne per year capacity recycled paper mill development at Carrington (for SAICA);
ii) A new advanced 30,000 tonne per year sludge treatment facility at the Davyhulme waste water treatment works;
iii) A new 50,000 tonne per year In-vessel composting facility (for Viridor Waste) in Trafford Park;
iv) A new 200,000 tonne per year shredder waste advanced processing plant (for S Norton & Co) in Trafford Park;
v) A new 25,000 tonne per year paper/plastic waste recycling facility (for Bagnall & Morris) in Trafford Park, and,
vi) A new vehicle end of life decommissioning facility (for J Davidson) in Broadheath.

Minerals and Waste Development Monitoring Data

A – Core Indicator Data - Minerals								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
M1 – Production of Primary Land Won Aggregates (GM, Halton, Warrington & Merseyside) (in millions of tonnes)								
Crushed Rock Production	See the text for available data							
Sand and Gravel Production								
Total								
M2 – Production of Secondary and Recycled Aggregates (GM, Halton, Warrington & Merseyside) (in millions of tonnes)								
Secondary Production	See the text for available data							
Recycled Production								
Total Production								

Data Source: See the text for the available sources.

A – Core Indicator Data - Waste								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
W1 – Capacity and Throughput of Newly Commissioned Waste Management Facilities by Type of Facility (in Tonnes)								
Household Waste Recycling Centres	-	-	-	-	60,000	-	**-**	
Waste Transfer Stations	-	-	-	-	n/a	n/a	**-**	
Waste Treatment Facilities	-	-	-	-	-	n/a	**-**	
Other Sites	-	-	-	-	-	-	**-**	
W2 – Amount of Municipal Waste Arising and Managed by Management Type (in Tonnes)								
Incineration with Energy from Waste			0	0	0	0	**0**	A steady fall in total arisings and the volume sent to landfill is evident each year since 2005/6.
Incineration without Energy from Waste			0	0	0	0	**0**	
Recycled/Composted			19,959	23,489	25,201	29,374	**38,303**	
Landfill/Other			81,776	76,652	73,105	64,003	**53,119**	
Total Arisings	112,582	98,115	101,735	100,141	98,306	93,377	**91,421**	

Data Source: GMGU (W1) – TMBC Waste Management Service Monitoring Data (W2).

Minerals and Waste Development Monitoring Data

B – Local Indicator Data - Waste								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LW1 – Available Waste Management Facilities by Type (Number of Facilities)								
Household Waste Recycling Centres	-	-	-	-	2	2	**2**	
Waste Transfer Stations	-	-	-	11	12	13	**13**	
Waste Treatment Facilities	-	-	-	7	7	9	**9**	
Recycling Facilities	-	-	-	3	3	3	**3**	
Landfill Sites	-	-	-	3	3	3	**3**	
Other Sites	-	-	-	6	6	6	**6**	
Total	-	-	-	30	33	36	**36**	
LW2 – Amount of Municipal Waste Arising and Managed by Management Type (in Tonnes)								
Total Municipal Waste Arisings	112,682	98,115	101,735	100,141	98,306	93,388	**91,421**	See the comment for Indicator W2. All figures are based on household waste arisings data.
Percentage Recycled	7.5%	10.4%	17.0%	14.7%	16.0%	18.5%	**28.4%**	
Percentage Composted	0	0.1%	7.1%	10.8%	12.0%	15.2%	**16.3%**	
Percentage Incinerated	05	0%	0%	0%	0%	0%	**0%**	
Percentage Sent to Landfill	92.5%	89.5%	75.9%	74.5%	72.0%	66.3%	**55.3%**	
Total Collected per Head (kilograms)	507	423	431	433		408	**406**	
LW3 – Planning Permissions Granted for New Waste Management Facilities (each Year)								
Total New Planning Permissions Granted Each Year	1	1	1	0	0	3	**5**	A wood fuelled biomass renewable energy power plant and an in-vessel composting facility were approved in June 2009. A paper & plastic waste recycling facility & a vehicle end of life decommissioning unit respectively were approved in August and November 2009. A shredder waste advanced processing plant was approved in January 2010.

Data Source: GMGU (LW1) – TMBC Waste Management Service Monitoring Data (LW2) – TMBC Planning/Building Control Service Data (LW3).

5 Development Management Process Monitoring

5.1 Introduction

This section sets out development management (planning application) process monitoring data relevant to the assessment of development plan performance.

5.2 Planning Application Data

A total of 1,720 planning applications were submitted during the reporting year. This total was 11% lower than the number submitted in 2008/9 and 31% lower than the number submitted in 2007/8. The number of planning application decisions made during the year consequently has also declined by some 26% from 1,872 to 1,379. The proportion of applications approved – at 86% - is the highest level recorded since 2003/4.

5.3 Planning Appeal Data

A total of 56 planning appeal challenges to the saved/extended policies and proposals of the adopted Revised Trafford UDP were recorded during the reporting year. This total was some 21% lower than the number recorded for 2008/9 and 35% lower than the number recorded for 2007/8.

The proportion of appeals dismissed has fallen back slightly from the level recorded for 2008/9 – but at 66% remains significant.

The principal challenges to the policies of the development plan, as has been the case in previous years, have focussed upon the development control policies of Chapter 19 of the UDP (policies D1, D3 and D6) and the Conservation Area policies of Environment Chapter 7 (ENV23 and ENV24). Challenges to Green Belt and housing land supply policy have not reappeared to any significant degree.

5.4 Planning Obligations Data

The number of planning obligations secured via Section 106 planning obligation agreements during the reporting year has been sustained at the level secured during 2008/9.

The number of agreements secured during the year has been weighted more in favour of the Red Rose Forest and Informal Children's Playing Space and Outdoor Sports Facilities provision than was the case in 2008/9. The number secured for Highways and Public Transport provision has fallen back. The number of agreements secured for Affordable Housing provision remains minimal – as was the case in 2008/9.

Planning Policy Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LP1 – Planning Applications Submitted and Determined								
Total Applications Submitted	2,699	2,778	2,437	2,364	2,490	1,927	**1,720**	A further fall in the number of applications submitted has been experienced during 09/10.
Major Development Decisions	66	56	81	56	90	74	**79**	The number of applications determined has shown a further marked decline during 09/10.
Minor Development Decisions	438	358	408	384	409	348	**243**	
Other Development Decisions	2,061	2,217	1,834	1,676	1,817	1,450	**1,057**	
Total Development Decisions	2,565	2,631	2,332	2,118	2,316	1,872	**1,379**	
Major Developments Approved	49	38	66	53	84	68	**74**	The proportion of applications approved during the year remains at a high level.
Minor Developments Approved	361	274	339	331	327	295	**218**	
Other Developments Approved	1,737	1,672	1,441	1,346	1,437	1,160	**898**	
Total Developments Approved	2,147	1,984	1,846	1,731	1,848	1,523	**1,190**	
Approvals as % of All Decisions	84%	75%	79%	82%	80%	81%	**86%**	
LP2 – Planning Appeals (Excluding Enforcement Appeals)								
Total Appeals Determined	-	92	95	78	86	71	**56**	The number of appeals determined has declined in 09/10. The proportion dismissed, however, remains at a high level – despite having slightly fallen back from the level recorded for 08/9.
Total Allowed	-	35	40	30	32	19	**15**	
Total Dismissed	-	57	55	48	54	52	**37**	
Total Part Allowed/Part Dismissed	-	-	-	-	-	-	**4**	
Percentage Dismissed	-	62%	58%	62%	63%	73%	**66%**	
LP3– Planning Appeals – Policy Areas of Challenge								
Housing Land Supply	-	31%	12%	3%	8%	1%	**0%**	Consistent with previous years – the main areas of policy challenge remain centred on UDP Chapter 19 Development Control Criteria policies – particularly policies D1, D3 and D6 – and Chapter 7 Environment Conservation Area/Listed Building policies.
House Extension Policy	-	34%	53%	51%	30%	44%	**41%**	
Advertisement Policy	-	5%	5^	0%	10%	7%	**2%**	
Other DC Criteria Policy	-	16%	17%	26%	17%	25%	**41%**	
Green Belt Policy	-	3%	1%	13%	9%	0%	**2%**	
Conservation Area/Listed Building	-	5%	12%	21%	24%	14%	**14%**	

Data Sources: TMBC Planning and Building Control Service (LP1), Legal Service (LP2, LP3).

Planning Policy Monitoring Data

B – Local Indicator Data								
Indicator	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	**2009/10**	Comments
LP4 – Planning Obligations Secured with Planning Permission								
Affordable Housing Provision	-	-	-	-	7	1	**1**	A significant number of obligations continue to be secured.
Highways/Public Transport Provision	-	-	-	-	16	24	**17**	
Open Space/Outdoor Sports Provision	-	-	-	-	9	16	**23**	
Red Rose Forest Provision	-	-	-	-	19	24	**25**	
Total Obligations Secured	-	-	-	-	51	65	**66**	

Data Sources: TMBC Planning and Building Control Service/Legal Service.

6 Summary of Key Findings

The key findings from the 2009/10 monitoring work can be summarised as follows: -

In terms of business development monitoring – the data indicates that it has been a difficult year in so far as the building of new accommodation is concerned – particularly so in relation to the provision of new business accommodation.

In town centre use (retail, office, hotel and leisure) development terms, the data evidences something of a revival in the scale of new provision coming available for occupation. Less than one third of the development recorded, however, has taken place within the Borough's established town centres.

Commitments to further town centre use development remain substantial – though the share of that further development committed within the Borough's established centres at 38% remains in the minority.

The available town centre vitality and viability data suggests that in the current difficult economic climate the Borough's four main retail centres are experiencing challenging trading conditions.

In relation to the available land supply for future business use the data indicates an expansion – principally resulting from an additional amount of land being identified for development and redevelopment at Carrington.

In terms of housing development monitoring – the data presents a similar difficult year picture to that shown by the business development monitoring data in so far as the building of new dwellings is concerned – particularly so in relation to the current and future provision of new affordable accommodation.

In relation to the development targets of the existing and emerging development plan – the data for the 2003/4 to 2009/10 period indicates that: -

In employment land development/redevelopment terms some 102 hectares of land has been used and re-used to accommodate new industry, warehousing and office development – an average of 14.6 hectares per year – principally located within the Trafford Park Priority Regeneration Area.

In housing development terms a total of 4,060 new dwellings (3,571 dwellings net of clearance replacement) have been built across the Borough – equivalent to an average build of 580 new dwellings (510 net of clearance replacement) per year.

Previously developed land use for both employment and housing use – respectively 100% and 81% - has been high.

Priority Regeneration Area land development for employment use has been very high (96%) but for housing use only modest (26%).

In relation to environmental quality, pollution and climate change monitoring – the data suggests broad stability with further progress being made in dealing with the inherited derelict land resource.

In relation to waste development monitoring the data indicates further progress being made in the recycling rather that simple disposal of generated waste.

Appendix A

Spatial Profile – Trafford "Places"

Trafford Park

Trafford Park lies at the northern end of the Manchester Ship Canal and is Europe's largest industrial park. Broadly speaking it is split into 3 sub areas: Wharfside in the east; the core industrial area in the centre; and that part in the west which surrounds the Trafford Centre regional shopping complex. Its industrial past is still visible and is characterised by heritage features such as Barton Swing aqueduct, a proposed World Heritage Site. The area also contains the Trafford Ecology Park designated a Local Nature Reserve. A net 15,000 more people come into Trafford to work every day, than those who travel out to work in other areas and Trafford Park provides the bulk of these jobs. It is largely responsible for employing in excess of 40,000 people (based on census of employment figures), injecting over £45 million in wages into the Manchester City Region economy. Trafford Park is home to major visitor attractions such as Manchester United and the Imperial War Museum North. The Park therefore plays a vital role not just within Trafford, but also across the sub region.

Old Trafford

Old Trafford is a small and densely populated area at the north east tip of the Borough. Physically it is largely characterised by dense residential areas of Victorian terraced housing and more modern social housing. It contains significant historic buildings many of which have listed building status and are contained in the Empress Conservation Area .The area is close to Manchester City Centre and is bisected by the A56, Bridgewater Canal and the Metrolink line between Manchester and Altrincham. It contains the Gorse Hill and Old Trafford priority regeneration areas and is home to Lancashire County Cricket Club and Trafford Town Hall. The area is also known for its very diverse population, vibrant communities and active community groups. 52% of people who live in Old Trafford originate from Black and Minority Ethnic (BME) backgrounds and Old Trafford is ranked among the 10% most deprived areas in the country.

Stretford

Stretford is an urban area located in the north east of the Borough. It broadly covers Longford, Lostock and Stretford town centre. The M60 motorway, A56 and the Bridgewater Canal all run through the area, along with the Bury-Manchester-Altrincham Metrolink line. The area has good transport links, with easy access to the M60 motorway network and a good provision of public transport available. The A56 and Metrolink line form the north-south linkages between Cheshire and Manchester City Centre, with Edge Lane and Kingsway forming east-west connections between south Manchester and Urmston. Although deficient in open space in some areas it contains one of Trafford's largest and well used parks, Longford Park. There are low levels of car ownership, unemployment levels are above the Trafford average. There are high vacancy rates in the town, district local and neighbourhood centres. A prominent historic feature of the area is the Essoldo Cinema.

Urmston

The Urmston area is made up of a number of distinct residential neighbourhoods including Flixton, Davyhulme, Woodsend and Urmston itself. The area is bounded by the M60 to the north and east, the Manchester Ship Canal to the west and the Mersey Valley to the south. It is traversed by the Manchester to Liverpool railway line. It is predominantly a residential area with Urmston town centre being at its heart and it is very well provided for in terms of open space, including a number of golf courses. It is also home to two strategic facilities, the Davyhulme waste water treatment works containing the Millennium Nature Reserve and Trafford General Hospital. Urmston is located between the two main employment areas of

Trafford Park and Carrington and is a popular location for commuters, travelling within Trafford and beyond to the City Region, to live. It also has links through to the strategic countryside area of the Mersey Valley.

Mersey Valley

The River Mersey runs east to west across the Borough separating the urban areas of Urmston and Stretford from Carrington and Sale. It is dissected by the M60 and A56. The valley either side of the river forms a unique green wedge of land which is predominately meadowland and agricultural land in the floodplain, containing few buildings and protected from development by Green Belt. It is a highly valued area balanced for nature conservation and recreation in close proximity to populated urban areas. The area contains Sale Water Park, a regional centre for water sports and recreation whose popularity is ever growing. The area also includes the disused Lesley Road landfill site known as Stretford Meadows.

Sale

Sale is located in the middle of the Borough, six miles south west of Manchester city centre and is mostly suburban in character. It is made up of a number of distinct communities, including Ashton-Upon-Mersey, Brooklands, Sale Moor, the Sale West estate and Sale town centre itself. The character of some of these areas is distinctive and preserved with Conservation Area status such as Ashton Upon Mersey and Brogden Grove. The Sale West estate and parts of Sale Moor suffer from relatively high levels of deprivation and poor quality open space. The A56, Manchester to Altrincham Metrolink line and the Bridgewater Canal all run north-south through it. The area is tightly constrained to the north and west by the Green Belt in the form of the Mersey Valley and Carrington Moss. It has a few small, older style industrial estates, together with a number of local and district shopping centres. There are a wide variety of green spaces and sporting facilities including Sale Golf Club and Dainwell Woods.

Altrincham

The town centre of Altrincham lies at the heart of this area, with its vibrant commercial and cultural centre and with the traditional market town quarter protected by Conservation Area status, with numerous listed buildings, it retains many features of its historic past. It has a wide catchment area, stretching beyond Trafford to Cheshire in the south. Altrincham Interchange is served by the Metrolink, heavy rail and many bus routes. The A56 runs north-south through the area. The A560 and A538 run east-west, these provide the area with good links to the motorway network and Manchester Airport. To the north of the town centre is a mixed suburban area, characterised by semi-detached housing, the historic Linotype Conservation Area, retail/commercial centres and traditional industrial land. It is comprised of a number of neighbourhoods, including Broadheath, Brooklands, Timperley and Broomwood (which is an area of need, in an otherwise affluent area). This area also contains Stamford Park which is a registered Park of special Historic Interest. To the South are attractive, high-quality residential suburbs including Bowdon and Hale Barns. They contain many listed buildings of historic significance and much of the area is covered by Conservation Area designation. There are a number of shopping areas including Hale and Hale Barns. The area features extensive open land including Green Belt land, which in the north east separates the built-up area from Timperley and, in the south, separates Trafford from East Cheshire (at the River Bollin).

Trafford Rural

Almost two fifths of Trafford is countryside the majority being within this area and protected from development by Green Belt and protected area status. It is bounded by the River Bollin to the south, Partington and Carrington to the west, Sale West, Altrincham and Bowdon to the east and the Mersey Valley to the north. The area is thinly populated, and contains the rural settlements of Dunham, Dunham Woodhouses and Warburton. Most of Trafford's farms and best agricultural land are located here. The area is a significant green wedge of land linking the wider countryside of Cheshire right up to the urban edge of Trafford and through to the Mersey Valley. It contains designated areas of high biodiversity importance including important mossland, wetland, ancient woodland and the Scheduled Ancient Monument, Watch Hill. It also contains Trafford's most significant countryside visitor attraction – Dunham Massey Park, house and garden giving the public assess to a range of ecological and informal recreation experiences. There are no major roads through this rural part of the Borough.

Partington

Partington is located in the west of the Borough, with the industrial area of Carrington to its north, Green Belt to the east and south and the Manchester Ship Canal to the west. It is approximately seven miles south-west of the Trafford Park area and ten miles south-west of Manchester City Centre. There is a single road – the A6144 linking to the Carrington Spur off the M60 which links Partington to Manchester in the north and Warrington in the south. It began life as a small rural settlement which was transformed when a large number of council houses were built to accommodate Manchester City Council residents. There is still a high proportion of rented accommodation with many of the properties being terraced. The area still retains some historic buildings and features from its rural village past. The area has relatively high levels of unemployment with some parts in the top 5% of the most deprived communities in England. The area is primarily residential with a local shopping centre located in the centre.

Carrington

Carrington is located in the west of the Borough on the banks of the Manchester Ship Canal. It adjoins Partington and is surrounded by Green Belt to the south, east and north. Transport infrastructure is very limited; a single road – the A6144, connects it and Partington to the Carrington Spur off the M60 and Manchester in the north and Cheshire in the south. Traditionally it has been dominated by a long established petrochemicals works, however, more recently a business park and some off-airport parking have developed as the petrochemicals operations have declined. For some time now it has been seen as a sub-regional economic asset, with the capability of providing much brown field land for economic regeneration. In addition to the large amount of employment land there is a small residential community.

Appendix B

New LDF Evidence Base Documents

New Evidence Base Documents Published 2009/10

Trafford Documents		
Document	**Publication Date**	**Availability**
Strategy		
Trafford Housing Strategy 2009-2012	May 2009	Council web site (LDF section)
Core Strategy: Further Consultation on the Preferred Options	June 2009	Council web site (LDF section)
Core Strategy: Further Consultation on the Preferred Options Technical Annex: Refining the Options: Choosing our Preferred Option	June 2009	Council web site (LDF section)
Trafford Delivery Strategy & Mechanism for Growth	October 2009	Council web site (LDF section)
Core Strategy: Further Consultation on Core Policies L2, L4, L5, W1 & R5	November 2009	Council web site (LDF section)
Trafford Economic Development Plan	November 2009	Economic Development Team
Core Strategy: Further Consultation on the Vision, Strategic Objectives and Delivery Strategy	March 2010	Council web site (LDF section)
Core Strategy: Technical Note on Strategic Locations & Site Selection	March 2010	Council web site (LDF section)
Development		
Land Available for New Housing Report	April 2009	Strategic Planning Team
Land Available for Employment Development Report	April 2009	Strategic Planning Team
Trafford Economic Assessment	April 2009	Council web site (Economic Development)
Trafford Employment Land Study	May 2009	Council web site (LDF section)
Trafford Economic Viability Study	May 2009	Council web site (LDF section)
SHLAA Strategic Housing Land Availability Assessment 2009 Review	June 2009	Council web site (LDF section)
Town Centre – Vitality and Viability Review (TC Health Checks 2009)	October 2009	Strategic Planning Team
Trafford Other Main Town Centre Uses Study	January 2010	Council web site (LDF section)
Infrastructure		
Issues to be addressed in the Local Infrastructure Plan Report	June 2009	Council web site (LDF section)
Trafford Local Infrastructure Plan: Infrastructure Capacity Assessment	June 2009	Council web site (LDF section)
Leisure Review – Visioning Document	July 2009	Community Safety, Culture & Sport
Carrington Transport Feasibility Study	October 2009	Strategic Planning Team
Trafford Transport Impacts of the LDF Report (Phase 1)	November 2009	Council web site (LDF section)
Trafford Local Infrastructure Plan	March 2010	Council web site (LDF section)
Environment/Landscape		
Trafford Green & Open Spaces Assessment of Need Update	June 2009	Council web site (LDF section)
Adapting to Climate Change in Trafford – A Strategy to Identify and Deal with the New Risks and Challenges	October 2009	Council web site (LDF section)
Trafford Green Space Strategy	January 2010	Council web site (LDF section)
Area Plans		
Old Trafford Master Planning Report	October 2009	Council web site (LDF section)

Appraisal/Assessment		
Core Strategy: Further Consultation on the Preferred Options: Sustainability Appraisal Report & Appendices	June 2009	Council web site (LDF section)
Habitat Regulations Assessment – Initial Screening Report of Further Consultation on the Preferred Option Report	June 2009	Council web site (LDF section)
Core Strategy: Further Consultation on the Preferred Options: Equality Impact Assessment	June 2009	Council web site (LDF section)
Core Strategy: Further Consultation on Core Policies L2, L4, L5, W1 & R5: Sustainability Appraisal Report & Appendices	November 2009	Council web site (LDF section)
Core Strategy: Further Consultation on the Vision, Strategic Objectives and Delivery Strategy: Sustainability Appraisal Report & Appendices & PPS25 Flood Risk Exception Test	March 2010	Council web site (LDF section)
Core Strategy: PPS25 Flood Risk Sequential Test of Proposed Strategic Locations & Other Development Areas	March 2010	Council web site (LDF section)
Greater Manchester City Region Documents		
Strategy		
Greater Manchester Employment Land Position Statement	August 2009	
Greater Manchester Joint Waste Plan: Preferred Options Report	November 2009	GM Waste DPD web site
Greater Manchester Joint Minerals Plan: Identifying and Protecting Mineral Resources in Greater Manchester	November 2009	GM Minerals Plan web site
Greater Manchester Joint Minerals Plan: Scoping Report for Sustainability Appraisal	December 2009	GM Minerals Plan web site
Greater Manchester Joint Minerals Plan: Issues & Options Report	February 2010	GM Minerals Plan web site
Development		
GM Forecasting Model – Autumn 2009 Update	November 2009	New Economy Manchester web site
GM Local Investment Plan (LIP1)	December 2009	Homes & Communities Agency / AGMA/New Economy Manchester
Infrastructure		
Greater Manchester LDF Transport Modelling	January 2010	Council web site (LDF section)
Manchester City, Salford City & Trafford Council Level 2 Hybrid Strategic Flood Risk Assessment	March 2010	Council web site (LDF section)
Environment/Landscape		
Greater Manchester Green Roof Programme: Feasibility Study Part 1 – Scoping and Work Programme Development	May 2009	Council web site (LDF section)
GM Local Biodiversity Action Plan	June 2009	AGMA/New Economy Manchester
Decentralised and Zero Carbon Energy Planning Study for Greater Manchester	January 2010	Council web site (LDF section)

Planned Additions to the Evidence Base 2010/11

Trafford Documents		
Document	**Publication Date**	**Availability**
Strategy		
Core Strategy: Publication Document	September 2010	Council web site (LDF section)
Background Note on the 5 Proposed Strategic Locations: Update	September 2010	Council web site (LDF section)
Development		
Land Available for New Housing Report – 2010 Update	April 2010	Council web site (LDF section)
Land Available for Employment Development Report – 2010 Update	April 2010	Council web site (LDF section)
Trafford Strategic Housing Land Availability Assessment 2010 Review	September 2010	Council web site (LDF section)
PPS4 Assessment for B1 Office Floor-Space in Trafford	September 2010	Council web site (LDF section)
Trafford Employment Study: Review of the Employment Land Supply Portfolio	September 2010	Council web site (LDF section)
Town Centre – Vitality and Viability Review (TC Health Checks 2010)	October 2010	Strategic Planning Team
Infrastructure		
Trafford Local Infrastructure Plan	September 2010	Council web site (LDF section)
Trafford Local Infrastructure Plan: Infrastructure Capacity Assessment – Update Report	To be determined	Strategic Planning Team
Trafford Transport Impacts of the LDF Report (Phase 2)	To be determined	Strategic Planning Team
Environment/Landscape		
Trafford Low Carbon Study – Phase 1	September 2010	Strategic Planning Team
Trafford Low Carbon Study – Phase 2	To be determined	Strategic Planning Team
Trafford Forest Plan	To be determined	Environment Strategy
Conservation Area Appraisal	To be determined	Planning & Building Control
Area Plans		
Lancashire County Cricket Club: Development Framework	To be determined	Strategic Planning Team
Appraisal/Assessment		
Core Strategy: Publication: Sustainability Appraisal Report & Appendices	June 2010	Council web site (LDF section)
Habitat Regulations Assessment – Initial Screening Report of the Publication Report	June 2010	Council web site (LDF section)
Core Strategy: Publication: Equality Impact Assessment	September 2010	Council web site (LDF section)
Greater Manchester City Region Documents		
Strategy		
Greater Manchester Joint Waste Plan: Updated Needs Assessment	April 2010	GM Waste DPD web site
Greater Manchester Joint Minerals Plan: Defining Mineral Safeguarding Areas in Greater Manchester Consultation	August 2010	GM Minerals Plan web site
Greater Manchester Minerals Plan: Preferred Approach Report	October 2010	GM Minerals Plan web site
Greater Manchester Joint Waste Plan:	November 2010	GM Waste DPD web site

Publication Report		
Greater Manchester Spatial Framework	To be determined	Strategic Planning Team / AGMA/ New Economy Manchester
Development		
GM Strategic Housing Market Assessment Update Report	May 2010	Council web site (LDF section)
GM Forecasting Model – 2010 Update	December 2010	Strategic Planning Team / AGMA/New Economy Manchester
GM Local Investment Plan (LIP2)	December 2010	Homes & Communities Agency / AGMA/New Economy Manchester
Infrastructure		
Strategic Flood Risk Assessment User Guide	May 2010	Council web site (LDF section)
GM Local Transport Plan 3	March 2011	GM Local Transport Plan web site
GM Surface Water Management Plan	To be determined	AGMA/New Economy Manchester
Environment/Landscape		
GM Geo-diversity Plan	October 2010	AGMA/New Economy Manchester
GM Air Quality Management Plan	To be determined	AGMA/New Economy Manchester

Appendix C

Sustainability Appraisal Objectives and Sub Objectives

	Sustainability Objective
	Sub objectives
S1	**Achieve a Better Balance and Mix in the Housing Market between Availability and Demand**
	Ensure sufficient supply of all housing
	Ensure sufficient supply of affordable houses
	Increase the range of housing for all social groups particularly young people, older people "lifetime homes" and those with support needs
	Ensure all housing is high quality and there are less vacant properties
	Reduce homelessness
S2	**Improve Accessibility for all to Essential Services and Facilities**
	Improve access to services particularly in most deprived areas of the borough
	Improve access to local services and amenities particularly for disabled and older people.
S3	**Enhance Transport Infrastructure, Improving Accessibility and Quality of Life to all Communities**
	Provide efficient, inclusive and affordable public transport
	Improve participation in walking and cycling
	Improve road safety
S4	**Reduce Crime, Disorder and the Fear of Crime**
	Reduce fear of crime and perception of crime
	Reduce incidences of crime for burglaries, drug related, and violent, domestic abuse.
S5	**Reduce Poverty and Social Exclusion**
	Reduce multiple deprivations
	Reduce the no. of low income families
S6	**Encourage a Sense of Community Identity and Welfare and Value Diversity, Improve Equity and Equality of Opportunity**
	Provide opportunities and support for engagement and role in decision making particularly in the young, those over 50, black and minority ethnic groups and disabled people.
S7	**Improve Qualifications and Skills of the Resident Population**
	Improve children's services
	Minimise educational inequality
	Improve educational standards for all.
	Create a culture of learning through life for every individual and organisation
	Develop the right skills for the economy to address skills shortages
S8	**Improve the Health and Inequalities in Health of the Population**
	Promote better health and reduce health inequalities between different neighbourhoods in the Borough
	Increase participation in and access to sport and physical activity facilities
	Increase awareness and use of cultural facilities
S9	**Protect and Improve Local Neighbourhood Quality**
	Improve the quality of highway infrastructure
	Reduction in the amount of Litter, graffiti, fly posting and fly tipping
E1	**Reduce the Effect of Traffic on the Environment**
	Manage traffic flows to reduce congestion
	Reduce traffic related emissions
	Reduce motorised traffic

E2	**Protect, Enhance and Restore Open Space, Bio-diversity, Flora and Fauna, Geological and Geo-morphological Features**
	Conserve and enhance the natural environment
	Conserve and enhance habitat diversity
	Conserve and enhance geodiversity
	Conserve and enhance species diversity
	Ensure residents have access to high quality open space
E3	**Reduce Contributions to Climate Change**
	Reduce the amount of carbon emissions
	Increase energy efficiency
	Increase the number of energy saving schemes
	Increase the proportion of energy needs generated from renewable sources
E4	**Reduce Impact of Climate Change**
	Minimise risk of flooding and increase use of SUDS
	Minimise water consumption
E5	**Reduce the Environmental Impacts of Consumption and Production**
	Reduce the amount of waste produced and increase the proportion that is recycled and re-used
	Reduce the amount of waste produced by business and increase the proportion that is reused
	Ensure the sustainable management of minerals resources
E6	**Conserve Land Resources and Reduce Land Contamination**
	Reduce the amount of contaminated, derelict and underused land
	Reduce the loss of nature conservation value on brown-field land
	Increase the percentage of homes built on previously developed land
E7	**Protect and Improve Water Quality**
	Improve the biological and chemical quality of rivers, canal and groundwater
	Improve the aesthetic quality of the rivers and canals
E8	**Protect and improve air quality**
	Decrease the emission of air borne pollutants from all sources.
	Encourage the use of cleaner fuels
E9	**Protect and Enhance the Diversity and Distinctiveness of Landscape and Townscape Character and Cultural Facilities**
	Ensure residents have access to high quality cultural facilities
	Restore, protect and enhance landscape character
	Protect and enhance conservation areas and sites of archaeological importance
	Achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality
	Protect and enhance listed buildings
	Protect and enhance registered historic parks and gardens
EC1	**Enhance Trafford's High Performance and Sustainable Economy to Provide a Powerful Contribution to Regional Growth**
	Encourage the growth of existing and attract inward investment from key business sectors
	Support an increase in firm formations in high growth, knowledge and innovation sectors
	Create conditions for sustainable growth ensuring the supply of appropriate sites and premises that will respond to growth in key sectors
EC2	**Reduce Disparities by Releasing the Potential all Residents Particularly in areas of Disadvantage**

	Target interventions that will tackle barriers to work, address basic skills issues and link workless people to vacancies
EC3	**Enhance Trafford's Image as a Business Location and Tourism Destination**
	Increase Trafford's role as a tourist destination
EC4	**Encourage the Long-term Sustainability of Trafford's Town Centres**
	Enhance town centre vitality
EC5	**Improve the Social and Environmental Performance of the Economy**
	Encourage ethical trading
	Encourage good employee relations and management practices

Appendix D

New Published National/Regional Planning Policy/Policy Guidance Documents

2009/2010

Document	Summary of Content	Publication Date
NATIONAL PLANNING POLICY STATEMENTS		
PPS4 – Planning for Sustainable Economic Growth	This Statement sets out the Government's planning policies for sustainable economic development. It replaces the policy guidance set out in PPG4 and PPG5 published in 1992, PPS6 published in 2005 and paragraphs 53 and 54 and Annex D of PPG13.	December 2009
PPS3 – Housing	This Statement sets out the Government's planning policies for the provision of new housing. It replaces the policy guidance set out in PPS3 published in November 2006.	January 2010
PPS5 – Planning for the Historic Environment	This Statement sets out the Government's planning policies on the conservation of the historic environment. It replaces the policy guidance set out PPG15 and PPG16 published respectively in September 1994 and November 1990.	March 2010
PPS25 – Development and Flood Risk	This Statement sets out the Government's spatial planning policy on development and flood risk. It replaces the policy guidance set out in PPG25 published in July 2001.	March 2010
NATIONAL PLANNING CIRCULARS		
GOOD PRACTICE AND GUIDANCE DOCUMENTS		
Planning Together: Updated Practical Guide for Local Strategic Partnerships and Planners	A short DCLG practical guide focused on the strategic leadership role of local authorities working through Local Strategic Partnerships and the planning system to shape good places and deliver quality services.	April 2009
Good Practice Guidelines: Delivering Travel Plans Through the Planning System	DfT guidelines setting out best practice, drawn from case study research, to help local authorities and developers to produce high quality, robust travel plans.	April 2009
Code for Sustainable Homes: Technical Guide – Version 2	A DCLG guide setting out the requirements for the Code and the process whereby a Code Assessment is reached	May 2009
National and Regional Guidelines for Aggregates Provision in England 2005 - 2020	This DCLG document sets out guidelines to inform the preparation and revision of Minerals Local Development Framework plans for the provision of aggregates in the English regions by individual mineral planning authorities.	June 2009
England's Historic Waterways: A Working Heritage – Promoting High Quality Waterside Development	A British Waterways – English Heritage guide produced to support and inform architects, planners, developers, conservationists and regeneration agencies.	October 2009
Capitalising on the Inherited Landscape – An Introduction to Historic Characterisation for Master Planning	An HCA – English Heritage guide to the master planning of redevelopment schemes	October 2009

Planning for Places: Delivering Good Design Through Core Strategies	A CABE report designed to help local authorities to take a spatial approach to writing Core Strategy policies.	November 2009
PPS25 Development and Flood Risk Practice Guide	DCLG guidelines on how to implement development and flood risk policies by the land use planning system.	December 2009
Planning for Town Centres: Practice Guidance on Need, Impact and the Sequential Approach	DCLG guidance to support the implementation of the town centre policies set out in PPS4.	December 2009
Low Emissions Strategies: Using the Planning System to Reduce Transport Emissions Good Practice Guide	DEFRA guidance on how to focus on reducing harmful emissions and improve air quality through effective planning and transport policies.	January 2010
Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures	DCLG guidance setting out guidance on the process for setting CIL charges and for preparing and testing the CIL charging schedule.	March 2010
Crowded Places: The Planning System and Counter-Terrorism	Home Office and DCLG guidance on how to assess risk and develop policies and measures to protect buildings and the public.	March 2010
PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide	A DCLG, DCMS, English Heritage guide to assist local authorities, owners, applicants and other interested parties interpret and implement the policies of the PPS.	March 2010

Annex E

The Saved/Extended Policies of the Adopted Trafford UDP

Table 1: Unaltered 1996 UDP Policies Saved in September 2007

Adopted Revised UDP		LDF Status	Intended LDS Action
Policy Number	**Policy Title**		
	ENVIRONMENT POLICIES		
ENV2	Improving the Environment	Saved	Replace with Core Strategy DPD
ENV6	Areas for Conservation	Saved	Replace with Core Strategy DPD
ENV7	Nature Conservation	Saved	Replace with Core Strategy DPD
ENV8	River Valleys and Major Watercourses	Saved	Replace with Core Strategy DPD
ENV9	Sites of Importance for Nature Conservation	Saved	Replace with New Land Allocations DPD
ENV10	Wildlife Corridors	Saved	Replace with New Land Allocations DPD
ENV11	Nature Conservation and Assessment of Development	Saved	Replace with Core Strategy DPD
ENV18	The Devisdale	Saved	Replace with New Land Allocations DPD
ENV19	Special Landscape Features	Saved	Replace with New Land Allocations DPD
ENV20	Skylines	Saved	Replace with New Land Allocations DPD
ENV23	Development in Conservation Areas	Saved	Replace with Core Strategy DPD
ENV24	Buildings of Special Architectural and Historic Interest	Saved	Replace with Core Strategy DPD
ENV25	New Uses for Listed Buildings in Conservation Areas	Saved	Replace with Core Strategy DPD
ENV26	Archaeological Sites	Saved	Replace with Core Strategy DPD and New Land Allocations DPD
ENV27	Road Corridors	Saved	Augment with A56 Corridor Guidelines SPD. Replace with Core Strategy DPD
ENV28	Rail Corridors	Saved	Replace with Core Strategy DPD
ENV29	Canal Corridors	Saved	Replace with Core Strategy DPD
ENV30	Control of Pollution	Saved	Replace with Core Strategy DPD
ENV31	Waste Water Treatment	Saved	Replace with Core Strategy DPD
ENV33	Contaminated Land	Saved	Replace with Core Strategy DPD
	EMPLOYMENT POLICIES		
E1	The Overall Supply of Land for Development	Saved	Replace with Core Strategy DPD
E2	Land for General Industrial Use	Saved	Replace with Core Strategy DPD
E4	Land for New Technology Industry and Business Park Use	Saved	Replace with Core Strategy DPD
E5	Hazardous and Bad Neighbour Industries	Saved	Replace with Core Strategy DPD
E9	Small Industrial/Nursery Units	Saved	Replace with New Land Allocations DPD
E11	Development Outside Main Office Development Areas	Saved	Replace with New Land Allocations DPD

E12	Office Conversions	Saved	Replace with New Land Allocations DPD
E14	Major High Amenity Site: Davenport Green	Saved	Replace with New Land Allocations DPD
	HOUSING		
H4	Release of Other Land for Development	Saved	Replace with New Land Allocations Plan DPD
H5	Improvement of Houses	Saved	Replace with Core Strategy DPD
H6	Sub-Division of Houses	Saved	Replace with Core Strategy DPD
H7	Accommodation for Elderly Persons	Saved	Replace with Core Strategy DPD
H9	Area for Improvement: Gorse Hill, Stretford	Saved	Replace with New Land Allocations DPD
	OPEN SPACE AND RECREATION POLICIES		
OSR2	Major Leisure Developments	Saved	Replace with Core Strategy DPD
OSR10	Allotments	Saved	Replace with New Land Allocations DPD
OSR11	Golf Courses	Saved	Replace with New Land Allocations DPD
OSR12	Country Parks and Informal Recreation Areas	Saved	Replace with New Land Allocations DPD
OSR13	Sale Water Park	Saved	Replace with New Land Allocations DPD
OSR15	Integrated Access Network for Trafford	Saved	Replace with New Land Allocations DPD
OSR16	Protection of Access Network	Saved	Replace with New Land Allocations DPD
	SHOPPING POLICIES		
S3	Improving the Main Shopping Centres	Saved	Replace with Core Strategy DPD
S5	Development in Town and District Shopping Centres	Saved	Replace with Core Strategy DPD
S13	Non Shop Service Uses within Town and District Shopping Centres	Saved	Replace with New Land Allocations DPD
	TRANSPORT POLICIES		
T10	Transport and Land-use in Town Centres	Saved	Replace with New Land Allocations DPD
T16	Inland Waterways	Saved	Replace with New Land Allocations DPD
T17	Off-Airport Parking	Saved	Replace with Core Strategy DPD
	COUNTRYSIDE POLICIES		
C1	Green Belt	Saved	Replaced with Core Strategy DPD
C2	Other Open Land	Saved	Replace with Core Strategy DPD
C3	Agricultural Land	Saved	Replace with Core Strategy DPD
C6	Building Conversions in the Green Belt	Saved	Replace with Core Strategy DPD
C7	Extensions to Buildings	Saved	Replace with Core Strategy DPD
C9	Agricultural Land Holdings	Saved	Replace with Core Strategy DPD
C10	Agricultural Diversification	Saved	Replace with Core Strategy DPD
C11	Recreation and Tourism	Saved	Replace with Core Strategy DPD
C12	Horses	Saved	Replace with Core Strategy DPD

	MINERALS POLICIES		
M1	Protection of Mineral Deposits	Saved	Replace with Core Strategy DPD
M2	Extraction of Minerals	Saved	Replace with Core Strategy DPD
M3	Aggregate Minerals	Saved	Replace with proposed Joint Minerals DPD
M4	All Minerals – Exploration Criteria	Saved	Replace with proposed Joint Minerals DPD
M5	Mineral Sterilisation	Saved	Replace with proposed Joint Minerals DPD
M6	Aggregates	Saved	Replace with proposed Joint Minerals DPD
M7	All Minerals Other than Oil and Gas, Including the Reworking of Spoil Tips	Saved	Replace with proposed Joint Minerals DPD
M8	All Minerals – Working and Restoration	Saved	Replace with proposed Joint Minerals DPD
M9	Standards of Restoration	Saved	Replace with proposed Joint Minerals DPD
M10	Reclamation	Saved	Replace with proposed Joint Minerals DPD
M11	Modification of Old Planning Permissions	Saved	Replace with proposed Joint Minerals DPD
M12	Provision of Depots	Saved	Replace with proposed Joint Minerals DPD
M13	Oil and Natural Gas	Saved	Replace with proposed Joint Minerals DPD
M14	All Minerals – Standards of Working	Saved	Replace with proposed Joint Minerals DPD
	WASTE DISPOSAL POLICIES		
WD1	Sites for Waste Disposal	Saved	Replace with Core Strategy DPD
WD2	Civic Amenity Sites	Saved	Replace with Core Strategy DPD
WD3	Waste Treatment and Recycling	Saved	Replace with Core Strategy DPD
WD4	Disposal Sites and Treatment Facilities	Saved	Replace with GM Waste Plan DPD
WD5	Waste Disposal and Environmental Protection	Saved	Replace with GM Waste Plan DPD
WD6	Civic Amenity Sites	Saved	Replace with GM Waste Plan DPD
WD7	Waste Recycling Facilities	Saved	Replace with GM Waste Plan DPD
	DEVELOPMENT CONTROL POLICIES		
D2	Vehicle Parking	Saved	Replace with Core Strategy DPD
D4	Industrial Development	Saved	Replace with New Land Allocations DPD
D5	Special Health and Safety Development Control Sub-Areas	Saved	Replace with New Land Allocations DPD
D6	House Extensions	Saved	Guidelines for House Extensions SPD
D7	Use of a Residential Property for Business Purposes	Saved	Replace with New Land Allocations DPD
D9	Hot Food Take-Away Shops	Saved	Replace with Core Strategy DPD
D11	Renewable Energy	Saved	Replace with Core Strategy DPD
	APPENDICES		

G	Planning Brief for the Proposed Strategic High Amenity Employment Site at Davenport Green	Saved	Replace with New Land Allocations DPD
J	Car Parking Standards	Saved	Replace with Car and Other Vehicle Parking Standards SPD.

Table 2: 2006 Altered UDP Policies Extended in December 2008

Adopted Revised UDP		LDF Status	Intended LDS Action Policy Number
Policy Number	Policy Title		
	THE THEMES OF THE PLAN		
GP1	The Themes of the Plan	Extend	Replace with Core Strategy DPD
	AREA BASED POLICIES		
A1	Priority Regeneration Areas	Extend	Replace with Core Strategy DPD
A2	Areas for Improvement	Extend	Replace with Core Strategy DPD
A3	Areas for Protection	Extend	Replace with Core Strategy DPD
	ENVIRONMENT POLICIES		
ENV1	Flood Risk	Extend	Replace with Core Strategy DPD
ENV3	Landscape Protection	Extend	Replace with Core Strategy DPD
ENV4	Trees, Hedges and Woodland	Extend	Replace with Core Strategy DPD
ENV5	Community Forest	Extend	Replace with Core Strategy DPD
ENV12	Species Protection	Extend	Replace with Core Strategy DPD
ENV13	River Valley Flood Risk	Extend	Replace with Core Strategy DPD
ENV14	Tree and Hedgerow Protection	Extend	Replace with Core Strategy DPD
ENV15	Community Forest	Extend	Replace with Core Strategy DPD
ENV16	Tree Planting	Extend	Replace with Core Strategy DPD
ENV17	Areas of Landscape Protection	Extend	Replace with Core Strategy DPD
ENV21	Conservation Areas	Extend	Replace with Land Allocations DPD
ENV22	Conservation Areas Designation	Extend	Replace with Land Allocations DPD
ENV32	Derelict Land Reclamation	Extend	Replace with Land Allocations DPD
	EMPLOYMENT POLICIES		
E3	Land for Commercial Office Development	Extend	Replace with Land Allocations DPD
E6	Tourism Related Development	Extend	Replace with Core Strategy DPD
E7	Main Industrial Areas	Extend	Replace with Land Allocations DPD
E8	Development Outside Main Industrial Areas	Extend	Replace with Core Strategy DPD
E10	Main Office Development Areas	Extend	Replace with Land Allocations DPD
E13	Strategic Development Sites	Extend	Replace with Land Allocations DPD
E15	Priority Regeneration Area: Carrington	Extend	Replace with Land Allocations DPD

	THE TRAFFORD PARK AREA		

TP1	The Trafford Park Core Industrial Area	Extend	Replace with New Land Allocations DPD
TP2	The Pomona Strategic Development Area	Extend	Replace with New Land Allocations DPD
TP3	The Hadfield Street Industrial Improvement Area and Empress Street Conservation Area	Extend	Replace with New Land Allocations DPD
TP4	The Cornbrook Business Park	Extend	Replace with New Land Allocations DPD
TP5	The Wharfside Strategic Area	Extend	Replace with New Land Allocations DPD
TP6	The Village Business Park and Centre	Extend	Replace with New Land Allocations DPD
TP7	The Electric Park Strategic Site	Extend	Replace with New Land Allocations DPD
TP8	The Thompson Road Local Strategic Site	Extend	Replace with New Land Allocations DPD
TP9	The World Freight Centre	Extend	Replace with New Land Allocations DPD
TP10	The Trafford Park Ecology Park	Extend	Replace with New Land Allocations DPD
TP11	The Trafford Park Rail Corridors	Extend	Replace with New Land Allocations DPD
TP12	The Barton-upon-Irwell Conservation Area and Industrial Heritage and Interpretation Centre	Extend	Replace with New Land Allocations DPD
TP13	The Manchester United Stadium Area	Extend	Replace with New Land Allocations DPD
	TRAFFORD CENTRE AREA		
TCA1	The Trafford Centre and its Vicinity	Extend	Replace with Core Strategy DPD
	HOUSING		
H1	Land Release for New Housing Development	Extend	Replace with Core Strategy DPD
H2	Location and Phasing of New Housing Development	Extend	Replace with Core Strategy DPD
H3	Land Release for Housing Development	Extend	Replace with Land Allocations DPD
H8	Affordable Housing	Extend	Replace with Core Strategy DPD
H10	Priority Regeneration Area- Old Trafford	Extend	Replace with Land Allocations DPD
H11	Priority Regeneration Area- Partington	Extend	Replace with Land Allocations DPD
	OPEN SPACE AND RECREATION POLICIES		
OSR1	Open Space	Extend	Replace with Core Strategy DPD
OSR3	Standards for Informal Recreation and Children's Play Space Provision	Extend	Replace with Core Strategy DPD
OSR4	Standards for Outdoor Sports Facilities	Extend	Replace with Core Strategy DPD
OSR5	Protection of Open Space	Extend	Replace with Land Allocations DPD
OSR6	Protected Linear Open Land	Extend	Replace with Land Allocations DPD
OSR7	Improvement and Provision of Informal Recreation and Children's Play Space Provision	Extend	Replace with Land Allocations DPD
OSR8	Improvement and Provision of Outdoor Sports Facilities	Extend	Replace with Land Allocations DPD
OSR9	Open Space in New Housing Development	Extend	Replace with Core Strategy DPD

OSR14	Recreational Use of the Bridgewater canal	Extend	Replace with Land Allocations DPD
OSR17	Disused Railway Lines	Extend	Replace with Land Allocations DPD
OSR18	District Outdoor Sports Stadium	Extend	Replace with Land Allocations DPD
OSR19	Major Indoor Sports Facilities	Extend	Replace with Land Allocations DPD
	SHOPPING POLICIES		
S1	New Shopping Development	Extend	Replace with Core Strategy DPD
S2	The Trafford Centre	Extend	Replace with Core Strategy DPD
S4	Local and Neighbourhood Shopping Centres	Extend	Replace with Core Strategy DPD
S6	Development in Altrincham Town Centre	Extend	Replace with Land Allocations DPD
S7	Development in Sale Town centre	Extend	Replace with Land Allocations DPD
S8	Development in Streford Town Centre	Extend	Replace with Land Allocations DPD
S9	Development in Urmston Town Centre	Extend	Replace with Land Allocations DPD
S10	Local and Neighbourhood Shopping Centres	Extend	Replace with Land Allocations DPD
S11	Development Outside Established Centres	Extend	Replace with Land Allocations DPD
S12	Retail Warehouse Park Development	Extend	Replace with Land Allocations DPD
S14	Non Shop Uses within Local and Regional Shopping Centres	Extend	Replace with Land Allocations DPD
	TRANSPORT POLICIES		
T1	Sustainable Integrated Transport Network	Extend	Replace with Core Strategy DPD
T2	High Quality Integrated Public Transport Network	Extend	Replace with Core Strategy DPD
T3	Pedestrian and Cycling Route Network	Extend	Replace with Core Strategy DPD
T4	Maintaining and Improving the Highway Network	Extend	Replace with Core Strategy DPD
T5	Sustainable Movement of Goods	Extend	Replace with Core Strategy DPD
T6	Land Use in Relation to Transport and Movement	Extend	Replace with Core Strategy DPD
T7	Relief of Congestion on the A56	Extend	Augment with A56 Corridor Development SPD
T8	Improvements to the Highway Network	Extend	Replace with Land Allocations DPD
T9	Private Funding of Development Related Highway and Public Transport Schemes	Extend	Augment with Developer Contributions to Highway and Public Transport Improvement Schemes SPD
T11	High Quality Public Transport Network Improvements	Extend	Replace with Land Allocations DPD
T12	Lorry Management Schemes	Extend	Replace with Core Strategy DPD
T13	Control of Lorry Parking	Extend	Replace with Core Strategy DPD
T14	New Rail freight Facilities	Extend	Replace with Core Strategy DPD
T15	Inland Waterways	Extend	Replace with New Land Allocations DPD
T18	New Facilities for Cyclists	Extend	Replace with New Land Allocations DPD

	COUNTRYSIDE POLICIES		
C4	Green Belt	Extend	Replace with Land Allocations DPD
C5	Development in the Green Belt	Extend	Replace with Core Strategy DPD
C8	Protected Open land	Extend	Replace with Land Allocations DPD
	MISCELLANEOUS		
MD1	The Sinderland Road Development	Extend	Replace with Land Allocations DPD
	DEVELOPMENT CONTROL POLICIES		
D1	All New Development	Extend	Replace with Core Strategy DPD
D3	Residential Development	Extend	Replace with Land Allocations DPD
D8	Day Nurseries and Play Groups	Extend	Replace with Core Strategy DPD
D10	Advertisements	Extend	Replace with Core Strategy DPD
D12	Telecommunications Department	Extend	Replace with Core Strategy DPD
D13	Energy Considerations in New Development	Extend	Replace with Core Strategy DPD