

TRAFFORD LOCAL PLAN: CORE STRATEGY



TRAFFORD
COUNCIL

Adopted January 2012



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SOMALI

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What Is The Core Strategy?

1.1 The Trafford Core Strategy is part of the Local Development Framework (LDF) for the Borough, and it has been prepared in accordance with the Planning and Compulsory Purchase Act 2004. The LDF will replace the Revised Trafford Unitary Development Plan as the local plan to guide development over the next 15 years and beyond. The Core Strategy, in specific, will provide the strategic framework against which decisions about the use of land can be planned.

1.2 The Core Strategy provides the overall spatial strategy for the LDF. It sets out what change is necessary, where and when, and how it is going to be managed and delivered. It establishes a balance between growth, regeneration and environmental protection and improvement to ensure that Trafford becomes a place where people want to live, learn, work and relax, in the period up to 2026 and beyond.

1.3 The Core Strategy Spatial Profile identifies the land use and development issues facing Trafford up to 2026 and considers the range of social, economic and environmental characteristics of the Borough. The Core Strategy provides the local spatial expression of national planning policies and of the Trafford Sustainable Community Strategy (SCS) for the Borough. It has also been developed to reflect the priorities of other local plans and strategies of the Council and its partners.

1.4 The Vision sets down the framework for a more sustainable Borough. The Strategic Objectives together with the Place Objectives form the link between the Vision and the Delivery Strategy and need to be met if the Vision is to be realised. The Delivery Strategy, including the Key Diagram, Strategic Locations and Core Policies demonstrate how the Vision and Objectives will be achieved. Finally, the implementation framework sets out a monitoring mechanism to ensure the Core Strategy is delivering its objectives and addressing the identified issues.

Sustainability Appraisal

1.5 During its preparation, the Trafford Core Strategy has been subject to a Sustainability Appraisal (SA) as an ongoing process. The overall approach used is based on the process set out in the Government's guidance on Sustainability Appraisal (November 2005) and has been conducted in line with the requirements of the Strategic Environmental Assessment (SEA) Regulations.

1.6 The Sustainability Appraisal process concluded that the Core Strategy Vision, Objectives and Delivery Strategy have the potential to deliver a wide range of social, environmental and economic benefits.

Habitat Regulations Assessment

1.7 The Core Strategy has also been subject to a Habitat Regulations Assessment (HRA) Screening Report as required under European and Domestic regulations. Further details can be found in the accompanying document "Habitat Regulations Assessment – Screening Report". As a result of this report, a more detailed Assessment was undertaken on the possible effects development within the Strategic Locations and the Core Policies may have on the Manchester Mosses SAC.

1.8 This Assessment concluded that, providing mitigating plans, policies and strategies are adopted and implemented appropriately through the development management process, development within the identified areas could proceed without harm being caused to the special interest of the Manchester Mosses Special Area of Conservation (SAC). It is recognised that the implementation of such plans, policies and strategies may restrict the scale and type of development brought forward in the identified Locations, but that it is not justifiable to restrict development per se in these areas.

Evidence Base

1.9 In preparing this document we have used the most up to date information available and have commissioned research and a number of surveys to complement existing information. This evidence gathering is an on-going process and will be used to inform and update the LDF. A list of the documents used to support this Core Strategy can be found in the Core Documents' List, which is available on the Council's website.

4.1 The table below details the Strategic Objectives that provide the framework for the development of the Core Strategy.

STRATEGIC OBJECTIVE NO.	STRATEGIC OBJECTIVE
SO1	Meet housing needs – promote sufficient high quality housing in sustainable locations, of a size, density and tenure needed to meet the borough’s needs and to contribute towards those of the city region.
SO2	Regenerate – the physical, economic, environmental and social fabric of the most disadvantaged communities within the borough to reduce inequalities and improve prosperity.
SO3	Meet employment need – establish the right conditions to sustain employment sites for new and diverse investment to enable Trafford to remain competitive and contribute to the growth of the economy of the sub-region and to attract and retain employment opportunities.
SO4	Revitalise town centres – maintain a clear hierarchy of vibrant, diverse and distinct shopping centres across the borough to be the focus for commercial, retail and leisure uses to meet the needs of the local population.
SO5	Provide a green environment – achieve an appropriate level of green-space, to protect and enhance the landscape character, recreational and biodiversity value of the borough’s natural environment in both urban and countryside areas and to provide for the growing community.
SO6	Reduce the need to travel – promote significant levels of development in the most sustainable locations in the borough and make less sustainable locations accessible by improving transport links, particularly public transport.
SO7	Secure sustainable development – promote the reuse of resources, the principles of sustainable construction and the use of new technologies to combat and adapt to climate change to minimise impact of all new development on the environment.
SO8	Protect the historic built environment – protect, enhance and value the borough’s heritage to contribute to the attractiveness and distinctiveness of the borough.

- 4.2 The Strategic Objectives above apply to the whole of Borough and as such are somewhat “generic”. Given that spatial planning is about producing outcomes for places, we have split Trafford into a number of places that we consider are locally distinctive; display their own characteristics; and that have their own set of key issues that need to be addressed over the lifetime of this Plan.
- 4.3 The Place Objectives that follow have been linked to the delivery of the Strategic Objectives. It is important to note that not all the Strategic Objectives apply to all the Places, for example SO4 – Revitalising Town Centres does not apply to the Mersey Valley.
- 4.4 The Strategic Locations and Core Policies sections of this document indicate which of these Strategic and Place Objectives the policies seek to deliver.

Old Trafford

PLACE OBJECTIVE	STRATEGIC OBJECTIVE
<p>OTO1: To improve the quality, mix and type of residential offer.</p> <p>OTO2: To maximize the re-use or redevelopment of unused, under used or derelict land.</p>	<p>SO1</p>
<p>OTO3: To secure opportunities for improved health care provision to meet the needs of local people.</p> <p>OTO4: To tackle the high levels of crime – particularly in terms of street crime, anti-social behaviour, wounding and domestic violence offences and gun crime.</p> <p>OTO5: To improve the appearance and quality of the environment, including green and open spaces for recreational purposes and the public realm.</p> <p>OTO6: To maximise opportunities to improve the road layout on the entrance to Old Trafford and improve connectivity between neighbourhoods.</p> <p>OTO7: To create opportunities for meeting the needs of young people, including young adults.</p>	<p>SO2</p>
<p>OTO8: To maximise the potential of the Pomona Island to create sustainable development within the Regional Centre.</p> <p>OTO9: To ensure residents in Old Trafford can acquire the necessary skills to access jobs in key employment locations, particularly Trafford Park and the Regional Centre.</p> <p>OTO10: To provide the area with the right conditions to retain more economically mobile residents.</p> <p>OTO11: To maximise potential of Lancashire County Cricket Club as a visitor attraction and its potential to lead major regeneration in the area.</p>	<p>SO3</p>
<p>OTO12: To ensure that the vitality and viability of the local shopping centres is maintained and enhanced.</p>	<p>SO4</p>

PLACE OBJECTIVE	STRATEGIC OBJECTIVE
<p>OTO13: To maximise access to the River Irwell/Irwell River Park.</p> <p>OTO14: To maximise provision of / access to open space at strategic locations.</p> <p>OTO15: To maximise potential to protect, enhance and improve biodiversity and access to green spaces in the area such as Seymour Park.</p> <p>OTO16: To reduce current deficiencies and issues of poor quality in open space provision and outdoor sports facilities.</p>	<p>SO5</p>
<p>OTO17: To secure improvements to public transport which are critical to opening up job opportunities for residents of Trafford's deprived neighbourhoods.</p> <p>OTO18: To tackle high levels of congestion on the A56, and reduce the impact off traffic on the area.</p> <p>OTO19: To secure improvements to sustainable modes of transport, particularly cycling and public transport infrastructure.</p> <p>OTO20: To secure improved sustainable orbital transport links, particularly to Trafford Park.</p> <p>OTO21: To maximise opportunities for improving pedestrian and cycling facilities along the Bridgewater Canal.</p>	<p>SO6</p>
<p>OTO22: To ensure all new development is constructed in accordance with the latest environmental standards.</p> <p>OTO23: To encourage and support opportunities to locate low-carbon / decentralised energy facilities.</p> <p>OTO24: To maximise opportunities for green roofs and tree planting.</p>	<p>SO7</p>
<p>OTO25: To protect and enhance the character of the areas historic buildings and land marks.</p>	<p>SO8</p>

8.1 Throughout the Core Strategy process, the Council carefully considered the potential for significant, strategic change in a number of specific areas within the Borough. These key spatial proposals will deliver the vision and objectives of the Core Strategy.

8.2 Within the Core Strategy, the following 5 Strategic Locations are identified as the key areas for change:

- Pomona Island (SL1);
- Trafford Wharfside (SL2);
- Lancashire County Cricket Club Quarter (SL3);
- Trafford Centre Rectangle (SL4); and
- Carrington (SL5).

8.3 These 5 Strategic Locations are illustrated on the Key Diagram.

8.4 The definition of a Strategic Location is based on current planning guidance and representations received on the Core Strategy. For the purposes of the Trafford Core Strategy, a Strategic Location is defined as being:

- An important element in the achievement of the Core Strategy;
- Supported by information of what is to be provided, when it will be provided, who will provide it, and how it will be delivered. This information has been outlined, with general costs and funding sources identified, and will be agreed in principle by all delivery partners.

8.5 These Locations will be programmed for delivery through a further DPD.

8.6 Other significant areas that were not considered to be Strategic Locations are detailed in other policies within the Core Strategy and will contribute to the delivery of housing, employment, leisure and recreational facilities and/or help safeguard town centres. The site specific implications of these areas will be detailed and identified in the Land Allocations DPD. More details of the process of selecting the 5 Strategic Locations is set out in the Technical Note on Strategic Locations and Sites Selection (March 2010).

8.7 For each Strategic Location, the policy sets out what will be delivered and the essential requirements (e.g. infrastructure) to ensure development can be delivered in a sustainable way. The policy also details the phasing of development, a list of key infrastructure projects, including who has responsibility for delivering them, and how the Strategic Location will deliver the objectives of the Core Strategy.

- 8.8 The policy for each Strategic Location sets out an indicative minimum figure that can be delivered in each Location over the plan period. This enables flexibility for the Strategic Locations to deliver more or less development in line with the delivery strategy and all other policies of the Core Strategy. Development proposals that would ultimately vary the number of units built from the indicative target number set out for any location will be determined in the light of on-going monitoring work and compliance with the relevant Location development requirements and other policies in the Core Strategy.

Flood Risk Assessment

- 8.9 The Strategic Locations and other development areas have been subject, firstly to a sequential test and, secondly, where necessary, to an exceptions test, as required by national guidance on Flood Risk. This information has been used to assist in determining the suitability of different forms of development, and the range of measures which are required to ensure that new development is protected from flooding and it does not increase flood risk elsewhere. Further information and the results of these tests can be found in Trafford Core Strategy PPS25 Flood Risk Sequential Test Report (March 2010) and the Sustainability Appraisal Report (March 2010) contains the results of the exceptions testing.

Transport Assessment

- 8.10 The Council has been working with the Highways Agency to consider the impact of the Strategic Locations on the Strategic Road Network (SRN). Phase I of the Greater Manchester LDF Transport Modelling work provides a summary of the potential impacts on transport networks of the LDF Core Strategies for each of the districts in Greater Manchester.
- 8.11 The outputs of this study have been analysed and a number of 'concerns to be addressed' outlined by the Highways Agency for Trafford. These include: growth in traffic and increase in journey times between Junction 5 and 11 of the M60; Carrington and the increase in traffic and journey times on the A6144 and the impact on Junction 8 of the M60; the increase of CO2 emissions; the increase in traffic and journey times on key public transport corridors; and the increase in overall car use and reduction in public transport use across the modelling period.
- 8.12 The 10 Greater Manchester Authorities have agreed a "concordat" with the Highways Agency, detailing a "sound approach" to addressing the transport impacts of future development in Greater Manchester.
- 8.13 Further LDF Transport Modelling work will now look in more detail at the mitigation measures necessary to offset these identified concerns on the transport networks through the Land Allocations DPD.

8.14 The Council will continue to work with the Highways Agency and Transport for Greater Manchester; the Greater Manchester Passenger Transport Executive's (GMPTE) successor; to identify and prioritise the required highway and public transport infrastructure provision and any necessary mitigation measures to support the sustainable delivery of the Strategic Locations. The outcomes of the Phase 2 work will inform the transport evidence base to support the Land Allocations DPD for the LDF and the review of SPD I: Developer Contributions to Highway and Public Transport Schemes.

Implementation of the 5 proposed Strategic Locations

8.15 The implementation schedules contained within Policies SL1 to SL5 build on work already done at the regional, sub regional and local level, and set out current information on programmed and planned infrastructure. To avoid the schedule being seen as simply a 'shopping list' of desired provision, a broad indication of priorities has been given by classifying each scheme as either:

- Priority 1 (committed schemes needed now to support existing development);
- Priority 2 (needed to ensure sustainability of growth proposed in Core Strategy);
- Priority 3 (would assist in ensuring the sustainability of planned growth); and
- Priority 4 (identified as a requirement in later stages of the Core Strategy but requires further investigation).

8.16 As these requirements may change during the lifetime of the Development Plan, the Core Strategy is supported by a Local Infrastructure Plan (LIP), which is a living document that will contain the most up-to-date information on infrastructure provision and delivery. The LIP is influenced in part by monitoring, with appropriate realignment procedures identified, and also through further partnership working with key agencies and developers and the preparation of the Land Allocations DPD.

8.17 Whilst it needs to be recognised that it is not possible to guarantee future levels of either public or private investment, particularly in an uncertain economic climate, the LIP helps to provide a clear indication of priorities for existing funds and future funding bids. It provides a framework to work with Government and other key agencies to secure as much certainty as possible that the necessary investment will be provided.

8.18 Taken with the Core Strategy, the LIP will assist in providing a clear basis for infrastructure providers to plan future investment and service delivery across the plan period to 2026.

8.19 Project delivery teams will be established to drive forward the infrastructure agenda and phase it with the development proposals. This will increase confidence in its delivery to support the planned growth and development proposals. These groups will include representatives from all the key agencies and developers, to secure the delivery of supporting infrastructure and achieve sustainable development.

8.20

Where they are known, the costs outlined within the implementation schedules are based on the best estimate at the time of publication, and may be subject to change during the plan period. In terms of the Priority 1 elements, these are based on committed funds for infrastructure that are currently programmed for delivery within the first 5 years.

8.21

Should issues of viability arise that will impact on the ability of key infrastructure to be delivered, the Council will determine which infrastructure requirement(s) are most critical to securing the development and to meeting the overall Vision and Objectives.

SLI - POMONA ISLAND

8.22

Pomona is a key part of the Regional Centre in Trafford. This part of the former Manchester Docks has been vacant for over 20 years following its remediation and is one of the largest vacant sites in the Regional Centre. It represents a major opportunity to expand and diversify the offer of the Regional Centre and fill a huge gap close to its heart.

POLICY SLI - POMONA ISLAND

Strategic Proposal

SLI.1

A new mixed-use commercial and residential district will be created to complement the offers of the city centre and Salford Quays / Mediacity:uk. It will be a new destination for business, residential and leisure combining significant commercial and recreational development for people living in the Location and for communities in the city centre and Old Trafford areas.

SLI.2

The Council considers that this Location can deliver:

- 10 Ha of employment activity;
- 800 residential units;
- New commercial leisure facilities, including an hotel;
- Small scale ancillary retail and bar/restaurant uses;
- Appropriate new community facilities to support those people using the development;
- A substantial new area of open space for informal recreation; and,
- New and improved pedestrian links.

SLI.3

The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD.

SLI.4

The design of development proposals in this Location should reflect its Regional Centre status, with a high density, high-rise built form.

Development Requirements

SLI.5

In order for development in this Location to be acceptable the following will be required:

- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall;
- An assessment of potential contamination must be carried out prior to development and any necessary remediation carried out in accordance with an agreed schedule;
- The provision of suitable pedestrian and cycle links to and from the existing Metrolink stations at Cornbrook and Pomona, to key bus routes and to the wider Irwell River Park area;
- The provision of a new informal recreation facility, centred around the canal basin;
- Improvements to local highway network and public transport infrastructure;
- A contribution towards the provision of a new I-form primary school by 2021 to serve the new residential community in this and the surrounding area (including SL2 Trafford Wharfside and SL3 LCCC Quarter);
- The provision of ancillary community facilities;
- A contribution towards the provision of additional utility capacity, including the reinforcement of the local waste water treatment works;
- Protect, preserve and enhance the grade II Brindley's Weir and its setting; and
- An assessment of biodiversity must be carried out prior to development and appropriate sites for nature conservation must be provided to compensate for any loss.

SLI.6

Residential development in this Location will be largely apartments, appropriate to its Regional Centre Location. However, a proportion of the residential development should be suitable for families, either in terms of size or type, having regard to Policy L2.

SLI.7

Uses identified in national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.

Phasing

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL
Residential	0	350	450	0	800
Employment	0	4	4	2	10

Residential – expressed in terms of units

Employment – expressed in terms of hectares

Implementation

8.23

Implementation will be through private sector development. This Location is within a single ownership, part of location has the benefit of planning consent for residential units (546 units). Other significant sites within this Location will be identified and allocated in a Land Allocations DPD.

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Bridgewater Way Scheme (Bridgewater Canal Watersmeet to Trafford Park and Manchester)	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Reinforcement of Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Improvements to Local Highway Network and Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Improvements to Existing and Development of New Indoor/ Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Provision of Green Infrastructure and/ or Contribution Towards Off-Site-Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
On-Site Provision or Contribution Towards Off-Site Provision of New I Form Entry Primary School (Will also support development in Policy SL2 And SL3)	Priority 3	Approx £4-5m (Plus Any Land Costs)	Required By 2021	Trafford Council	Section 106/ Private Developer
Development of Small GP Practice to Supplement Media City Practice (Also supports development in SL2)	Priority 3	Unknown	Subject To Phasing Of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement of the Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement of the Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement of the Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

* Lead responsibility is highlighted in bold, where known

Justification

8.24

Pomona is at Trafford's northern gateway, the redevelopment of this significant area of long-term vacant brown-field land for high quality mixed-use development, offering scope for large-scale development including tall buildings, represents a major opportunity to assist with the regeneration of this part of the Regional Centre. It will increase public safety in the area by introducing new levels of activity in the area and providing extensive opportunities for natural surveillance of paths and open space areas.

8.25

In view of the Location's important position in relation to the Regional Centre, it will be important to secure high quality urban design to ensure an appropriate mix of land uses and inter-relationship of buildings/open spaces, because the appearance of this site once developed will have a significant bearing on the overall regeneration of the Priority Regeneration Area and the wider Regional Centre.

8.26

Pomona lies within the Salford Quays/Irwell Corridor Strategic Regional Site as identified in July 2009 by the NWDA. The purpose of this designation is to expand and integrate the area with the rest of the regional centre of Manchester through a mixed-use framework. Development here will also assist in the delivery of the objectives of the Irwell River Park, Bridgewater Way and Ordsall South Strategies by enhancing and opening up the waterfront for safe use and enjoyment.

8.27

The Trafford Other Main Town Centre Uses Study (2009) concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in national guidance. Pomona is a long-term vacant and derelict site within the Old Trafford Priority Regeneration Area (see Policy L3), and the creation of new employment opportunities here would provide a valuable economic boost for the area and will serve to enhance Trafford's image as a tourism destination.

8.28

Opportunities will be created to improve pedestrian and cycle movements to the existing Metrolink stations at Cornbrook and Pomona and to the wider City Region through new foot/cycle paths.

8.29

Opportunities exist for the creation of multi functional green infrastructure enhancing the whole image of the area. The informal recreation facility, centred around the canal basin, will provide valuable amenity space for the new community; will help to reduce deficiencies and inequalities in open space provision in Old Trafford; and will enhance the ecological value of the wildlife corridor along the Manchester Ship Canal and Bridgewater Canal.

8.30

Due to the previous industrial use of the site, development cannot proceed unless potential contamination and its effect on controlled waters has been assessed.

8.31

The Sequential Testing of the Strategic Locations, which was undertaken in accordance with national guidance in March 2010, did not identify Pomona Island as a preferred location for residential development. The SA further concluded that other "more vulnerable uses" such as certain leisure uses, healthcare and educational facilities would be unlikely to pass the "Exceptions Test" and that therefore such uses should be excluded from the Pomona Strategic Location. However, the Council acknowledges that there may be some scope for these "more vulnerable uses" outside Flood Zone 3 within the Strategic Location. Therefore, due to the potential for flooding in parts of the Location which are identified as Flood Zone 3 in the SFRA Undefended Scenario, it is considered that the development of "more vulnerable uses" (including residential development over and above the 546 units which have already been granted planning permission) would not be appropriate in those parts of the Location.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE4, SE5, SE7, SE10, PE1, PE3, PE5, PE6 BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO3, SO5, SO6, SO7 & SO8
Place Objective(s)	OTO1, OTO2, OTO8, OTO13, OTO14, OTO19

SL2 - TRAFFORD WHARFSIDE

8.32

Wharfside is a key strategic part of Trafford lying as it does within the Regional Centre on the south bank of the Manchester Ship Canal opposite Salford Quays. The area has great potential as part of Mediacity:uk for new economic and residential development and also contains Manchester United Football Club which is a sporting and visitor destination of local, regional, national and international significance.

POLICY SL2 - TRAFFORD WHARFSIDE

Strategic Proposal

SL2.1

The Council will identify and promote land for development within this Location to create a major mixed-use area of regional and international significance. The focus will be on opportunities for new economic (particularly digital and media industries), leisure (hotels and visitor attractions) and residential development.

SL2.2

The Council considers that this Location can deliver:

- In the Mediacity:uk area: high quality mixed-use development for employment activity (10 hectares of mainly B1 office and light industrial uses), leisure (including hotels) residential development (900 units) and an appropriate scale of supporting retail and community uses;
- A high quality, high density, multi-storey mixed-use redevelopment of Victoria Warehouses which is a prominent long-standing, under-used, 1.4 hectare site located at the Trafford Wharfside eastern gateway. The mixed-use redevelopment to comprise: residential apartments; commercial office accommodation; hotel accommodation; and ancillary leisure and retail accommodation; and
- In the Manchester United stadium area: development that supports the existing football stadium and associated hospitality, conference, retail and visitor facilities.

SL2.3

The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD.

Development Requirements

SL2.4

In order for development in this Location to be acceptable, the following will be required:

- The provision of a new high-frequency public transport system for the area;
- The provision of a strategic processional route, suitable for a variety of users that will link Mediacity:uk to Irwell River Park, MUFC, and the LCCC Area providing high quality green infrastructure that will be a key element of the visitor experience and will link to existing and future public transport infrastructure improvements and canal crossings;
- A new bridge crossing that will provide a link within the Irwell River Park scheme and is closely related to other existing or proposed routes such as the strategic processional route referred to above;
- The provision of a new I-form primary school by 2021 to serve the new residential community in this and the surrounding area (including SL1 Pomona Island and SL3 LCCC Quarter);
- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall;
- Uses identified in national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;
- Provision of affordable housing, in accordance with Policy L2; and
- Design of development at Victoria Warehouses should be high quality given its strategic position as a gateway to The Quays and Trafford Borough. In particular, any tall buildings should be well-designed and iconic.

SL2.5

Residential development in this Location will be largely apartments, appropriate to its Regional Centre location. However a proportion of the residential development should be suitable for families, either in terms of size or type, in accordance with Policy L2.

SL2.6

Due to previous industrial uses in this area, development cannot proceed unless potential contamination and its effect on controlled waters have been assessed and any potentially

Phasing

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL
Residential	0	400	300	200	900
Employment	0	3	3	4	10

Residential – expressed in terms of units

Employment – expressed in terms of hectares

SL2.7

The details of the site specific and infrastructure requirements will be addressed through the Land Allocations DPD.

Implementation

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet to Trafford Park and Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Reinforcement or Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Increase intake at Old Trafford Primary School (Will also support development in Policy SL3)	Priority 2	Unknown	Required by 2012	Trafford Council	Section 106
Improvements to Local Highway Network And Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
On-Site Provision or Contribution Towards Off-Site Provision of New I Form Entry Primary School (Will also support development in Policy SL1 and SL3)	Priority 3	Approx £4-5m (plus any land costs)	Required By 2021	Trafford Council	Section 106
Provision of Green Infrastructure and Open Space and/or Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements to Existing and Development of New Indoor/Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer
New bridge crossing as part of the Irwell River Park scheme	Priority 3	Unknown	Unknown	Irwell River Park/ Private Developer	Private Developer/ Section 106
Strategic Processional Route (Sir Matt Busby Way / Waters Reach)	Priority 3	Unknown	Unknown	Local Highway Authority/ MUFC/ Irwell River Park/ Private Developer	Private Developer/ Section 106
Water Taxi	Priority 3	Unknown	Unknown	Private Developer	Private Developer
Development of Small GP Practice to Supplement Media City Practice (Also supports development in SL1)	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement of the Local Waste Water Treatment Works and Infrastructure	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Reinforcement of the Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement of the Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

* Lead responsibility is highlighted in bold, where known

Justification

8.33 The area is wholly located on previously developed land that will provide significant scope for a substantial mixed-use development including tall buildings centred on the digital media and tourism industries capitalising on the proximity to Salford Quays to create a thriving media and knowledge based business focus in the Location.

8.34 Trafford Wharfside lies within the Salford Quays/Irwell Corridor Strategic Regional Site as identified in July 2009 by the NWDA. The purpose of this designation is to expand and integrate the area with the rest of the regional centre of Manchester through a mixed-use framework.

8.35 Office development in this area is consistent with the Trafford Other Main Town Centre Uses Study which concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in national guidance. The creation of new employment opportunities here would help to regenerate the nearby Old Trafford neighbourhood (see Core Policy L3) and deprived neighbourhoods in Salford.

8.36 The area is well located in terms of its accessibility to the existing and planned public and private transport infrastructure linking the Wharfside/Trafford Park locations to surrounding business and residential areas but it is necessary to improve linkages to existing Metrolink facilities in particular and to contribute to the creation of a new high-frequency public transport system for the area, linking the Regional Centre to the Trafford Centre Rectangle.

8.37 The outcomes of the Greater Manchester Transport Modelling Assessment indicate that schemes are required to mitigate the impact of this development on the Strategic Road Network and the Primary and Local Authority Network and these will need to be agreed with the Highways Agency and GMPTA.

8.38 The redevelopment of the Victoria Warehouses will provide a significant amount of new high quality residential, commercial and leisure industry accommodation that will act as a catalyst for the development of The Quays and Media City UK regeneration projects within the Trafford Wharfside part of the Regional Centre thereby providing and supporting significant new business and tourism job opportunities and playing a major role in boosting the local and wider economy.

8.39 Development in this Location will be expected to deliver an appropriate scale of green infrastructure and open space including outdoor sports facilities, in line with Policies R3 and R5. This will provide the area with an enhanced image and an environment that can mitigate rising temperatures in this very built up area providing visitors with a more pleasant experience.

8.40 Due to the potential for flooding in the northern parts of the Location alongside the Manchester Ship Canal (identified as Flood Zone 3 In the SFRA undefended scenario), it is considered that residential development would not be appropriate in this part of the Location with it only being acceptable in the middle and southern parts of the Location where there is lower or no flood risk. The exact zones for residential development will be defined in the Land Allocations DPD.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE4, SE5, SE7, SE10 PE1, PE3, PE5, PE6 BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO3, SO5, SO6, SO7 & SO8
Place Objective(s)	TPO1, TPO3, TPO14 OTO13, OTO17

SL3 - LANCASHIRE COUNTY CRICKET CLUB QUARTER

8.41

The Lancashire County Cricket Club Quarter and surrounding area is one of the most visited places in the Borough. It contains a major international sporting attraction in the Cricket Club, is adjacent to Manchester United Football Club and also contains a number of important community facilities such as Trafford Town Hall, Trafford College and the Stretford Leisure Centre. However, the area is fragmented by a number of large footprint single uses and a significant opportunity exists to improve the visitor experience for its sporting attractions and to create a new residential neighbourhood. This opportunity should promote linkages with existing communities in the area and help to provide a balance between the different, and sometimes conflicting, land uses.

POLICY SL3 – LANCASHIRE COUNTY CRICKET CLUB QUARTER

Strategic Proposal

SL3.1

A major mixed-use development will be delivered in this Location to provide a high quality experience for visitors balanced with a new, high quality residential neighbourhood centred around an improved stadium at Lancashire County Cricket Club.

SL3.2

The Council considers that this Location can deliver:

- A redeveloped LCCC sports stadium with ancillary sports and leisure facilities;
- 400 residential units comprising predominantly accommodation suitable for families;
- A redeveloped and renovated Trafford Town Hall providing new accommodation for Trafford Council's and administrative functions;
- Improvements to education, community and commercial facilities (including a superstore); and
- Improvements to the local highway network and better linkages with public transport infrastructure.

SL3.3

The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD.

Development Requirements

SL3.4

In order for development in this Location to be acceptable the following will be required:

- The provision of community facilities to support the new community, including school provision, health facilities;
- A contribution to the provision of a strategic processional route, suitable for a variety of users with a high quality public realm area incorporating green infrastructure along Warwick Road and Brian Statham Way to enhance visitor experience and to link to existing and future public transport improvements;
- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall;
- To protect, preserve and enhance the listed Trafford Town Hall and its setting and secure its use for civic and community purposes;
- To contribute towards the provision of additional utility capacity, including the reinforcement of the local waste water treatment works;
- To incorporate features to enhance the level of biodiversity in the area, such as green roofs and appropriate landscaping; and
- Provision of affordable housing in accordance with Policy L2.

SL3.5

The detailed phasing of the infrastructure requirements will be addressed through the Land Allocations DPD.

Phasing

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL
Residential	0	60	300	40	400

Residential – expressed in terms of units

Implementation

8.42

The location is in a mix of private and public sector ownerships. Funding and delivery will be the responsibility of the private sector and their development partners. However opportunities for the utilisation of public sector land in the area and joint ventures with public sector partners and will be explored on a site by site basis.

8 STRATEGIC LOCATIONS

CD-H01 P29

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Increase intake at Old Trafford Primary School (Will also support development in Policy SL2)	Priority 2	Unknown	Required By 2012	Trafford Council	Section 106
On-Site Provision or Contribution Towards Off-Site Provision of New 1 Form Entry Primary School (Will also support development in Policy SL1 and SL2)	Priority 3	Approx £4-5m (plus any land costs)	Required By	Trafford Council	Private Developer/ Section 106
Improvements to Local Highway Network and Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2021	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Provision of Green Infrastructure and Open Space and/or Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements to Existing and Development of New Indoor/Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvement of Local GP Practices and Facilities	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Development of a New Replacement Facility at Stretford Leisure Centre, Including a Swimming Pool, Sports Hall and Fitness Facility	Priority 3	Approx £5-7.5m	Required By 2026	Trafford Council/ Trafford Community Leisure Trust/ Private Developer	Capital & Revenue Funds/ Prudential Borrowing/ Private Developer

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
A strategic processional route with a high quality public realm area along Warwick Road and Brian Statham Way	Priority 3	Unknown	Unknown	Trafford Council/ Private Developer	Private Developer/ Section 106
Reinforcement of the Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement of the Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	NW Funds/ Private Developer
Reinforcement of the Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

* Lead responsibility is highlighted in bold, where known

Justification

8.43

Development in this Location will support the regeneration of the City Region Inner Areas through the creation of a new sustainable mixed-use neighbourhood. Development proposals will need to provide a positive contribution to reducing inequalities in the Old Trafford Priority Regeneration Area.

8.44

The redevelopment of the sports stadium at Lancashire County Cricket Club is identified as a priority to ensure that international cricket is returned to this historic venue and to help maintain Trafford's reputation as a location for national and international sporting events. Not only will this provide an enhanced physical environment but it will deliver additional employment opportunities for local people.

8.45

The LCCC Quarter is predominantly made up of brown-field sites in a variety of ownerships. High quality development which will function at the highest environmental standards will be pursued to provide an enhanced and unique living experience for new and existing residents.

8.46

Whilst the area is highly accessible from the Regional Centre, by a choice of modes of transport with access to the Metrolink and bus services, orbital links from this locality to places such as Trafford Park are poor. Development will therefore need to demonstrate how improvements to such links will be secured.

8.47 In September 2010, the Council granted planning permission for the development of a 15,500 sq m (GIA) superstore on land at this location.

8.48 Development proposals in this area are required to contribute towards the provision of high quality public realm in the Location, particularly in terms of the upgrading of Sir Brian Statham Way and Warwick Road to create a strategic processional route which links to MUFC, Trafford Wharfside (SL2) and Salford Quays with a high quality approach focussed on design.

8.49 New development in this Location will also be expected to deliver an appropriate scale of green infrastructure and open space including outdoor sports facilities, in line with Policies R3 and R5. It will also need to contribute to towards the provision of a new I-form primary school by 2021 to serve the new residential community in this and the surrounding area alongside with contributions from SL2 Wharfside and SL4 Trafford Centre Rectangle.

8.50 The Council has produced a Development Framework for the LCCC Quarter. This provides more detail about the key opportunities within the area alongside further evidence for the delivery of this Proposal. This document supports the delivery of 400 residential units at this location as part of a mixed use scheme.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE10 PE1, PE3, PE5 BH1, BH2, BH3, BH4 HQ8
Strategic Objective(s)	SO1, SO2, SO3, SO5, SO6, SO7 & SO8
Place Objective(s)	OTO1, OTO2, OTO3, OTO5, OTO11, OTO17, OTO25

SL4 - TRAFFORD CENTRE RECTANGLE

8.51

The Trafford Centre Rectangle is a key strategic part of Trafford, forming the western part of Trafford Park. Whilst some parts of the Location, such as the Trafford Centre itself, are not expected to change over the life time of this plan, there are a number of sites within the Location that offer significant opportunities to contribute to both local and sub-regional priorities over the plan period and beyond.

POLICY SL4 – TRAFFORD CENTRE RECTANGLE

Strategic Proposal

SL4.1

A major mixed-use development will be delivered in this Location, providing a new residential neighbourhood, together with commercial, leisure and community facilities and substantial improvements to the public transport infrastructure.

SL4.2

The Council considers that this Location can deliver:

- 1,050 residential units comprising, predominantly, accommodation suitable for families, on the land known as “Trafford Quays”, commercial office (BI) space and, community facilities;
- 15 hectares of land for employment activity, a proportion of which is suitable for high quality commercial (BI) development, in line with Policy WI1;
- New community facilities to support those people using the development; and
- A high quality (4* minimum) hotel and conference facility, in the region of 200 bed spaces located close to Junction 9 of the M60.

SL4.3

The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD.

Development Requirements

SL4.4

In order for development in this Location to be acceptable the following will be required:

- Significant improvements to public transport infrastructure including an integrated, frequent public transit system;
- The provision of the Western Gateway Infrastructure Scheme (WGIS);
- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall. Uses identified in national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;
- Contribution towards the provision of additional utility capacity, including the reinforcement of the local waste water treatment works;

- Improvements to both the physical and environmental qualities of the Manchester Ship Canal, the Bridgewater Canal and the Barton Bridge Swing Aqueduct;
- Provision, where appropriate, to maintain, and/or enhance the Manchester Ship Canal and the Bridgewater Canal for leisure and transportation purposes; and
- The preservation or enhancement of the Barton-upon-Irwell Conservation Area, and its wider setting.

SL4.5

Specifically for development at the Trafford Quays site, the following will be required:

- That two thirds of the housing to be provided is made up of family accommodation;
- Community facilities including convenience retail, school provision and health facilities of a scale appropriate to the needs of the new community;
- An attractive, direct pedestrian link across Trafford Boulevard, connecting Trafford Quays to the Trafford Centre Bus Station, and the Trafford Centre;
- The routing, through the site, of local public transport provision;
- Provision of affordable housing to be made in accordance with Policy L2;
- To protect, preserve and enhance the setting of Pugin's Grade I listed Church of All Saints and the Grade II Presbytery;
- An assessment of biodiversity must be carried out prior to development and appropriate sites for nature conservation must be provided to compensate for any loss; and
- That residential development is not located in areas of potentially poor air quality.

SL4.6

The detailed phasing of the infrastructure requirements will be addressed through the Land Allocations DPD.

Phasing

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL
Residential	0	250	250	550	1050
Employment	0	2	6	7	15

Residential – expressed in terms of units

Employment – expressed in terms of hectares

Implementation

8.52

Implementation will be through private sector development. This Location is substantially within a single ownership, some sites within this area have the benefit of planning consent. Other significant sites within this Location will be identified and allocated in a Land Allocations DPD.

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet to Trafford Park and Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Improvements to Local Highway & Strategic Networks and Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Provision of Green Infrastructure and Open Space and/or Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements to Existing and Development of New Indoor/Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Western Gateway Improvement Scheme (WGIS) Project	Priority 2	Unknown	Unknown	HA/ Private Developer	Private Developer/ Section 106/ DfT Funds
Extension of Metrolink through Trafford Park/or Some Alternative Form of Public Transport	Priority 2	Unknown	Unknown	Private Developer	Private Developer/ Section 106

8 STRATEGIC LOCATIONS

CD-H01 P35

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Direct Pedestrian Link Across Trafford Boulevard	Priority 2	Unknown	Unknown	Private Developer	Private Developer/ Section 106
Managed Motorways Scheme – M60 J8 to J12	Priority 3	Unknown	Unknown	HA	DfT Funds
Additional Lane to Westbound M60 Between J12 and J15	Priority 3	Unknown	Unknown	HA	DfT Funds
Water Taxi	Priority 3	Unknown	Full Planning Consent, Work Commenced On-Site 2009	Private Developer	Private Developer
Development of a Branch Surgery With Walk In Centre Service	Priority 3	Unknown	Subject To Phasing Of Development	NHS Trafford / Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement of the Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU Amp 05-06/ Private Developer
Reinforcement of the Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement of the Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer
Renewable Heat Opportunity from Davyhulme WwTW	Priority 4	Unknown	Unknown	United Utilities	United Utilities/ Private Developer/ Section 106

* Lead responsibility is highlighted in bold, where known

Justification

8.53

The location is predominantly a brownfield development location (with the exception of greenfield land at the Trafford Quays site). The Trafford Centre Rectangle has the potential to provide a range of employment opportunities to meet the economic regeneration and development needs of the Borough and to contribute towards the economic prosperity of the City Region. Given that there are few sites in the borough (other than Trafford Quays) that are of sufficient size to deliver a mix of high quality residential accommodation that will help meet Trafford's identified housing needs up to and, potentially, beyond the end of the Plan period, using land efficiently within this Location will reduce the need to release further greenfield land elsewhere in the Borough.

8.54

The following developments all have existing planning consents and can therefore begin within the first phase of the plan period:

- The commercial development on the former Kratos site;
- The 4* hotel and conference facility;
- A new Ship Canal Basin within the Trafford Quays development area; and
- The WGIS highway scheme.

8.55

Notwithstanding the fact that these extant planning permissions exist given that substantial amounts of land are expected to change land use over the course of the Plan period, the Council considers that it is important to identify the whole of the Trafford Centre Rectangle as a Strategic Location in order to signal that this is an area of change from its current state.

8.56

This Location is expected to deliver a significant contribution towards the Borough's identified need for family accommodation. Policy L2 details that 1 bed, general needs accommodation should be specifically justified in terms of a clearly identified need. The phasing reflects the likely availability of funding and programme of works anticipated at this time.

8.57

The Economic Viability Study considered a number of specific sites (including Trafford Quays) that, in economic viability terms, appeared to out-perform their generic market location expectation and therefore would be able to deliver significant proportions of affordable housing, even at future CfSH levels. The study concluded that under normal market conditions Trafford Quays would remain viable with a 30% affordable housing provision. However given that the study was based upon broad development assumptions, the study concluded that sites such as Trafford Quays should be reappraised once more detailed site specific information is available and prior to negotiating affordable housing provision and other contributions.

8.58

Scope for increasing the level of residential and commercial development beyond that included in the Proposal will be determined in the light of monitoring work carried out in relation to Policies LI and WI of this Plan and the satisfactory provision of identified infrastructure requirements and appropriate mitigation measures. Such provision will be determined by way of future reviews of this Plan, this could include the redevelopment of the "Container Base" on Barton Dock Road.

8.59 Proposals to improve the highway and public transport infrastructure serving the area will improve sustainability of the location as a focus for development, making it accessible by a choice of modes of transport. This will create and improve transportation links to areas of employment from existing communities and the Regional Centre.

8.60 The outcomes of the Greater Manchester Transport Modelling Assessment indicate that schemes are required to mitigate the impact of this development on the Strategic Road Network and the Primary and Local Authority Network.

8.61 Transport mitigation measures will be identified to offset the impact of traffic generated by the development on the M60, in agreement with the Highways Agency and TfGM, with funding streams identified and obtained and be operational in advance of the first occupation of the development in accordance with Policy L4.

8.62 Development in this Location will be expected to deliver an appropriate scale of green infrastructure and open space including outdoor sports facilities, in line with Policies R3 and R5. Particular opportunities exist for enhanced biodiversity and cycling and walking provision along the Manchester Ship Canal.

8.63 The location of specific uses within Trafford Quays will be designed to reflect the outcome of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment, including appropriate mitigation measures, and will be detailed in the Land Allocations DPD, in line with Policy L5.

8.64 Similarly the location of specific uses within this location will need to have regard to the Air Quality Management Areas. Currently some of the poorest air quality in Trafford is within this Location, adjacent to Barton Bridge and Trafford Boulevard.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE4, SE5, SE7, SE10 PE1, PE3, PE5, PE6 BH1, BH2, BH3
Strategic Objective(s)	SO1, SO2, SO3, SO5, SO6, SO7 & SO8
Place Objective(s)	TPO1, TPO2, TPO3, TPO4, TPO5, TPO6, TPO7, TPO8, TPO9, TPO10, TPO12, TPO13, TPO14, TPO15, TPO16, TPO17, TPO18, TPO20, TPO21, OTO17, OTO20

SL5 - CARRINGTON

8.65

Carrington is a key strategic location within the south of the Borough. The location offers the opportunity to reduce the isolation of both Carrington and Partington by creating a substantial new mixed use sustainable community on large tracts of former industrial brown-field land.

POLICY SL5 – CARRINGTON

Strategic Proposal

SL5.1

A major mixed-use development will be delivered in this Location, providing a new residential community, together with employment, educational, health and recreational facilities. This will be supported by substantial improvements to both public transport and road infrastructure.

SL5.2

The Council considers that this Location can deliver:

- 1,560 residential units comprising, predominantly, accommodation suitable for families;
- 75 hectares of land for employment activities;
- New road infrastructure to serve the development area to relieve congestion on the existing A6144;
- Significant improvements to public transport infrastructure by improving access to Partington, the Regional Centre and Altrincham with links to the Metrolink system;
- Community facilities including convenience retail, school provision, health and recreational facilities of a scale appropriate to support the needs of the new community; and
- High quality green infrastructure within the new community and connects with the surrounding open countryside and protects and enhances the existing sites of environmental importance.

SL5.3

The site specific implications of this proposal will be detailed and identified in the Carrington Area Action Plan.

Development Requirements

SL5.4

In order for development in this Location to be acceptable the following will be required:

- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall. Uses identified in national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;

- Contributions towards schemes to mitigate the impact of traffic generated by the development on the Strategic, Primary and Local Road Networks; these include public transport and highway infrastructure schemes;
- That approximately 80% of the housing to be provided is made up of family accommodation;
- Development must demonstrate high standards of sustainable urban design in accordance with Policies L5 and L7;
- Provision of affordable housing to be made in accordance with Policy L2;
- Improved access for residents on foot or cycling, to the surrounding green space and open countryside;
- A contribution towards the provision of additional utility capacity;
- The protection and enhancement of the mossland as a carbon sink to mitigate the effects of climate change;
- The Council will consider the need for development proposals to be referred for possible Habitat Regulation Assessment (HRA);
- The protection and enhancement of the sites of nature conservation and biological importance, including the Carrington Rides, Broadoak Wood and Brookheys Covert; and
- To protect, enhance and preserve, heritage assets and their wider settings, including the Listed Church of St George.

SL5.5

The detailed phasing of the infrastructure requirements will be addressed through the Carrington Area Action Plan.

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL
Residential	0	360	600	600	1560
Employment	0	25	25	25	75

Residential – expressed in terms of units

Employment – expressed in terms of hectares

Implementation

8.66

Implementation will be through private sector development. This Location is substantially within a single ownership. The site specific implications of this proposal will be detailed in the Carrington Area Action Plan.

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Refurbishment of 132kV High Voltage Electricity Distribution Network Between Barton and Carrington	Priority 1	Unknown	Required By 2011	Electricity Northwest Ltd	ENW Funds
Flixton Road/ Manchester Road Junction Improvement Works	Priority 1	Approx £1.3m	Required By 2011	Local Highway Authority	Integrated Transport Fund/ Private Developer/ New Growth Point Fund
860MW Gas Fired Combined Cycle Gas Turbine Generating Power Station	Priority 1	Unknown	Full Consent Granted under the Electricity Act (1989), To Commence On-Site By 2013	Utility Provider	Private Sector
1520MW Gas Fired Combined Cycle Gas Turbine Power Station	Priority 1	Unknown	Awaiting Full Consent under the Electricity Act (1989), To Commence On-Site Between 2013 And 2016	Utility Provider	Private Sector
Carrington Link Road to the Development Site	Priority 2	Approx £3m	Required By 2017	Private Developer	Private Developer/ Section 106
Improvements to Local Highway Network and Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2024	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
On-Site Provision or Contribution Towards Off-Site Provision of New 2 Form Entry Primary School	Priority 2	Approx £7-8m (plus any land costs)	Required By 2026	Trafford Council	Private Developer/ Section 106
Provision of Green Infrastructure and Open Space and/ or Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements to Existing and Development of New Indoor/ Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Development of Small GP Practice	Priority 3	Unknown	Subject to Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Significant Investment in the Local Waste Water Treatment Assets	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement of the Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement of the Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

* Lead responsibility is highlighted in bold, where known

PROJECT	STATUS	COSTS	PHASING	RESPONSIBILITY*	FUNDING SOURCE
Provision of a New Canal Crossing Across Manchester Ship Canal	Priority 4	Approx £49m	Unknown	Private Developer	Private Developer
Increase intake at existing secondary schools	Priority 4	Unknown	Unknown	Trafford Council	Private Developer

* Lead responsibility is highlighted in bold, where known

Justification

8.67

The Carrington Location is predominantly a brownfield development location, with much of the land (but not exclusively) being made up from the substantially contracted chemicals complex. It has the potential to deliver a mixed use sustainable community, providing high quality family accommodation that will help meet Trafford's identified housing needs up to and potentially beyond the end of the Plan period. It will also provide a range of employment opportunities to meet the economic regeneration and development needs of the Borough and to contribute towards the economic prosperity of the City Region in the 21st Century.

8.68

All residential units in this Location will be expected to deliver affordable housing provision in line with Policy L2, this will be determined via a site specific viability study, but will not normally exceed 40%. Similarly the site offers the capacity to meet a substantial proportion of the Borough's family housing needs.

8.69

This Location is therefore capable of delivering a significant contribution towards both the Borough's economic and residential development priorities of meeting local needs and regeneration priorities within this part of the southern City Region.

8.70

The phasing reflects the likely availability of funding and programme of works anticipated at this time.

8.71

The scale of development proposed at this location is designed to be of such a level that it will establish an additional local population, which will assist in maintaining the viability of valuable community facilities in the neighbouring Priority Regeneration Area of Partington, such as the rejuvenated shopping centre and health and education facilities.

- 8.72 Scope for increasing the level of residential and commercial development beyond that included in the Proposal will be determined in the light of monitoring work carried out in relation to Policies LI and WI of this Plan and the satisfactory provision of identified infrastructure requirements and appropriate mitigation measures. Such provision will be determined by way of future reviews of this Plan.
- 8.73 Proposals to improve the highway and public transport infrastructure serving the area will improve the sustainability of the Location as a focus for development, making it accessible by a choice of transport modes. This will create and significantly improve transportation links to the Strategic Road Network, Metrolink and cross conurbation to Salford (a Manchester Ship Canal crossing will be subject to further investigation). The alignment of the link road to serve the development area and ease congestion along the A6144 will be determined by the Carrington Area Action Plan.
- 8.74 The outcomes of the Greater Manchester Transport Modelling Assessment indicate that significant schemes are required to mitigate the impact of this development on the Strategic Road Network and the Primary and Local Authority Network.
- 8.75 Transport mitigation measures will be identified to offset the impact of traffic generated by the development on the M60, in agreement with the Highways Agency and TfGM, with funding streams identified and obtained and be operational in advance of the first occupation of the development in accordance with Policy L4.
- 8.76 An ecological assessment and survey(s) will be expected to be undertaken to determine the potential impact of the proposal on any habitats and sites of, nature conservation and biological and ecological importance. It will also be expected to produce an environmental assessment to determine the impact of the development on factors including air pollution and noise. A further Habitat Regulations Assessment will be carried out as part of the Carrington Area Action Plan to assess any effects that could arise from potential atmospheric pollution and recreational pressure on the Manchester Mosses Special Area of Conservation (SAC).
- 8.77 Development in this Location will be expected to deliver an appropriate scale of green infrastructure provision and open space, sport and recreational facilities in line with Policies R3 and R5.
- 8.78 The Trafford Historic Landscape Characterisation Report identified elements of the chemical works at Carrington Moss to be a good example of an Industrial sub type and the core of Carrington as a settlement of historic importance. In line with Policy R1, elements of these previous uses are deemed to be of historic interest and its features identified and retained, where appropriate.
- 8.79 The location of specific uses within Carrington will be designed to reflect the outcome of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment, including appropriate mitigation measures, and will be detailed in a future DPD, in line with Policy L5.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE4, SE5, SE10 PE1, PE3, PE5 BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO3, SO4, SO5, SO6, SO7 & SO8
Place Objective(s)	RCO9 PAO14 CAO1, CAO2, CAO3, CAO4, CAO5, CAO6, CAO8, CAO10, CAO11, CAO13, CAO14, CAO15, CAO16, CAO17, CAO18, CAO19, CAO20, CAO21, CAO26

- 9.1 17 Core Policies are presented in this section and provide the Council with a framework within which new development within the Borough can be controlled and managed. The justification text details where the policies have evolved from, and signals the principle sources of evidence. They should not be seen as mutually exclusive to each other nor Government guidance.
- 9.2 References to Supplementary Planning Documents (SPDs) within this document indicate where an existing SPD will be updated or a new one will be produced. These documents will not be adopted until after the Core Strategy has been adopted and once the necessary consultation process has been carried out.

- 10.1 This Core Policy seeks to protect and promote cohesive, mixed and thriving communities, offering the right kind of homes in the right locations. The scale of housing provision and its distribution is designed to meet the needs of the existing community and to support the economic growth of the City Region.

POLICY LI – LAND FOR NEW HOMES

LI.1

Within the overall supply of land made available for new development, the Council will seek to ensure that an adequate range of sites is made available across the Borough to allow a variety of types of housing, including accommodation that is affordable by all sectors of the local community, to be provided, subject to the capacity of the urban area and infrastructure to accommodate the development and the need to protect the environment. The following matters will be taken into consideration in releasing land for new homes:

Scale

LI.2

Up to 2026 the Council will seek to deliver high quality housing affordable by all sectors of the local community, in line with the spatial development framework set out in this Plan by:

- Releasing sufficient land to accommodate a minimum 12,210 new dwellings (net of clearance), including an uplift of 20% (until 2018), to reflect the Housing Growth Point status; and
- Phasing the release of this land to accommodate at least **1,400** new dwellings between 2008/09 and 2010/11, **3,970** new dwellings between 2011/12 and 2015/16 and **3,800** new dwellings between 2016/17 and 2020/21, and **3,040** between 2021/22 and 2025/26.

LI.3

In the event that funding for the Housing Growth Point is not forthcoming, the Council will consider whether it is appropriate to retain the increased housing land targets (the 20% uplift referred to in LI.2) through to 2018. However any such revision of these targets will be made only if sites which were dependent on the availability of such funds cannot then be brought forward and in proportion to the level of housing provision which had been assumed to be made by those sites.

LI.4

This will be achieved through new-build, conversion and sub-division of existing properties. The Council will seek to ensure the efficient use of land, concentrating higher density housing development in appropriate and sustainable locations at lowest risk of flooding, where it can be demonstrated that it is consistent with the provisions of L2. In less sustainable locations, housing development will only be acceptable where appropriate provision to meet local infrastructure needs will be delivered.

Distribution

L1.5

The locations where significant new housing development is to be directed, over the Plan period, are identified in Table LI.

L1.6

Table LI demonstrates that approximately 40% of the land to be released will be within the Regional Centre and the Inner Area and 60% within the South City Region area. Within the South City Region area half of the land to be released will support key regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres.

L1.7

An indicative 80% target proportion of new housing provision to use brownfield land and buildings over the Plan period has been set. To achieve this, the Council will release previously developed land and sustainable urban area green-field land, in the following order of priority:

- Firstly, land within the Regional Centre and Inner Areas;
- Secondly, land that can be shown to contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres; and
- Thirdly land that can be shown to be of benefit to the achievement of the wider Plan objectives set out in Chapters 4 and 5 of this Plan.

L1.8

The proposed scale and phasing of development set out in policy Table LI assumes the operation of normal market conditions throughout. Should regular monitoring reveal a significant (in excess of 20%) under-performance in the delivery of development as proposed in Table LI, the Council will seek to determine the reasons for the under-performance and take development management action to augment the supply of deliverable sites to improve performance. In circumstances where market conditions are perceived to have changed significantly, a review of the housing delivery proposals of the policy will be considered. Where the regular monitoring reveals a significant (in excess of 10%) under-performance against the indicative previously developed brownfield land use target set in L1.7 above, the Council similarly will seek to determine the reasons for the under-performance and take development management action to accelerate the delivery of development, firstly on previously developed sites with planning permission or allocated for development, to raise performance. Until such time as monitoring evidence indicates that the previously developed land use under-performance has been reduced to an acceptable level by the measures taken, the Council may reject applications for the development of greenfield sites where the overall delivery of new housing is not jeopardised.

LI.9

The development of greenfield land outside the urban area will only be considered favourably where it can be demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release, the Council's 5-year housing land supply target could not be delivered.

LI.10

Where development proposals would involve the use of domestic gardens, due regard will need to be paid to local character, environment, amenity and conservation considerations.

LI.11

The Council will consider the need for housing development proposals to be referred for possible Habitat Regulation Assessment (HRA) within a 5km radius of Manchester Mosses SAC.

IMPLEMENTATION

Implementation Mechanisms

Implementation generally will be through private sector and RSL development. Significant development sites within the Strategic Locations and elsewhere in the Inner Area and South City Region, constituting the majority of the provision proposed in Table LI, will be identified in the Land Allocations Plan and/or Area Action Plans. Many of these sites will be smaller than identified through the Land Allocations DPD and delivered through the planning application process, taking account of the development monitoring arrangements set out in this policy.

Delivery Agent

The delivery agents will include the private sector and RSLs.

Timescales

This will be ongoing throughout the Plan period. The Land Allocations Plan is scheduled to be adopted in 2014. Phasing for the development of the Strategic Locations is set out in detail in Table LI. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will include RSL, private and public sector investment. Opportunities for further public sector investment will be explored for development within the Strategic Locations.

Justification

- 10.2 National guidance provides the guiding principles for the location of new residential development and will be used in conjunction with this policy in determining applications for development.

Scale

- 10.3 The housing land target included in this policy has been arrived at through assessing the target originally adopted by RSS in 2008 and to acknowledge the support that the Council has given to the Housing Growth Point initiative. This combined housing land target reflects historical build rates and the importance that the GM districts afford to the delivery of new residential development on the City Region's economy. The housing land targets have been expressed net of any clearance replacement development.
- 10.4 Greater Manchester's commitment to providing a 20% uplift to housing targets through to 2018 was agreed in return for significant investment in key infrastructure. In Trafford this commitment translates to an increase in the average annualised target from 578 to 694 units per annum up to 2018.
- 10.5 Table LI shows that there is sufficient flexibility to demonstrate that the housing numbers including the 20% uplift could be delivered. However, in the event that the Housing Growth Point funding is not forthcoming it may not be possible to provide the infrastructure to support that level of residential development. In this circumstance the Council will consider the need to reduce the annualised target and the level of housing provision in proportion to the assumed level of contribution of any sites where the delivery of the site was dependent on the receipt of growth point funding.
- 10.6 It will be important to ensure that new residential development contributes not only towards the Council's objectives but also, as appropriate, those of the City Region. This growth must be seen to complement and not undermine the more vulnerable market areas both within and adjacent to Trafford. In this way the key regeneration objectives of the City Region as a whole will be achieved. Prioritising an appropriate mix of new residential development within those areas which continue to register significant levels of economic, social and environmental deprivation will contribute to securing social, economic and environmental improvements.
- 10.7 The Trafford Housing Strategy makes it clear that creating strong neighbourhoods requires the delivery of more than simply improvements to the existing housing offer or the addition of new housing development. Delivering complementary improvements to the social infrastructure (schools, health facilities, leisure and retail facilities) is critical to fostering genuinely sustainable communities.

Distribution

- 10.8 The Trafford Housing Strategy stresses the contribution that housing development can make to the economic growth agenda. The distribution of new housing proposed in this policy is designed to ensure the delivery of sufficient housing, in the right location to support Trafford's economic development ambitions.
- 10.9 The distribution of land identified in Table L1 reflects both the aspirations of the City Region and the Council's wider objectives, including those of the Housing Strategy as expressed in Policy L2, in particular the need to provide affordable family accommodation. It has been compiled taking into account data contained within the Strategic Housing Land Availability Assessment (SHLAA) 2009 report and adjusted to take account of more recently published information from the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment (SFRA).
- 10.10 The Sequential Testing of the Strategic Locations, which was undertaken in accordance with national guidance in March 2010, did not identify Pomona Island as a preferred location for residential development. The SA further concluded that other "more vulnerable uses" such as certain leisure uses, healthcare and educational facilities would be unlikely to pass the "Exceptions Test" and that therefore such uses should be excluded from the Pomona Strategic Location. However, the Council acknowledges that there may be some scope for these "more vulnerable uses" outside Flood Zone 3 within the Strategic Location. Therefore, due to the potential for flooding in parts of the Location which are identified as Flood Zone 3 in the SFRA Undefended Scenario, it is considered that the development of "more vulnerable uses" (including residential development over and above the 546 units which have already been granted planning permission) would not be appropriate in those parts of the Location.
- 10.11 Table L1 details that a significant proportion of the housing requirement will be delivered in the Strategic Locations and/or in areas that will support key regeneration priorities set out in Policy L3 and/or will strengthen and support Trafford's 4 town centres. Through the SHLAA work the Council has also identified that a range of smaller sites will be required to deliver the housing requirement over the plan period, in line with the Spatial Strategy. These sites will be identified and progressed through the Land Allocations Plan DPD. Further information in relation to the Strategic Locations is set out in the Strategic Locations section of this Plan.
- 10.12 The distribution and phasing of the land for residential development contained in L1 has been arrived at following the order of priority established in paragraphs L1.7. Where development is proposed on green-field land within this Plan (specifically at the Trafford Centre Rectangle and Partington), the Council is satisfied that the provisions of paragraph L1.7 have been met.
- 10.13 Table L1 demonstrates that the distribution proposed within this Policy meets the indicative 80% target proportion of housing provision to use brown-field land buildings, with the main areas of green-field land release being at Trafford Quays (see SL4); and the extant planning permissions at Partington Canalside (see L3) and Stamford Brook (saved UDP Policy H3).

- 10.14** Garden land is classified as “greenfield” land and its development would therefore need to satisfy the tests set out in LI.7 - LI.9.
- 10.15** Proposals for housing in the Carrington Strategic Location and the South City Region could have a negative effect on the Manchester Mosses SAC in relation to recreational pressures. HRA will propose appropriate mitigation for any damaging impacts. Further guidance will be provided in the Land Allocations Plan.
- 10.16** The Council will monitor at regular intervals the rate at which land comes forward; the location of development, and the type and level of affordability to determine whether or not a 5 year deliverable supply of development sites is being maintained and/or the spatial development strategy at the head of this Policy is being adhered to.
- 10.17** The Council will consider the findings of this monitoring work to determine whether or not a review of this development plan policy is needed.
- 10.18** A detailed housing trajectory is set out in Appendix 2 to illustrate the current year on year development progress over the Plan period anticipated to deliver the new housing target of Policy LI. The trajectory will be updated and published in the Council's Annual Monitoring Report to record the degree of progress being made towards meeting the policy target.
- 10.19** In consultation with the Regional Planning Body, the Council will consider the findings of this monitoring work to determine whether or not a review of this development plan policy is needed.

TABLE LI: Net Minimum indicative Housing Development Target 2008/09

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL	% BROWN-FIELD
SL1 Pomona Island Strategic Location	0	350	450	0	800	100%
SL2 Trafford Wharfside Strategic Location	0	400	300	200	900	100%
SL3 LCCC Strategic Location	0	60	300	40	400	100%
SL4 Trafford Centre Rectangle Strategic Location	0	250	250	550	1,050	0%
SL5 Carrington Strategic Location	0	360	600	600	1,560	100%
Strategic Locations Total	0	1,420	1,900	1,390	4,710	78%

	2008/9 - 2010/11	2011/12 - 2015/16	2016/7 - 2020/1	2021/2 - 2025/26	TOTAL	% BROWN-FIELD
Other Trafford Park/ North Trafford Area Sites	300	725	525	300	1850	95%
South City Region Area Regeneration/ Town Centre Schemes	100	475	375	350	1,300	58%
Other South City Region Sites	1,000	1,350	1,000	1,000	4,350	90%
South City Region Area Total *	1,100	1,825	1,375	1,350	5,650	85%
Trafford RSS Target	1,730	2,890	2,890	2,890	10,400	80%
RSS Target + 20% NGP Allowance (to 2018).	2,080	3,470	3,010	2,890	11,450	80%
Policy LI Net Minimum Indicative Development Target	1,400	3,970	3,800	3,040	12,210	83%

* The South City Region area referred to Table LI encompasses a broad area of the Borough beyond the Strategic Locations including Partington as well as Sale and the Altrincham, Hale and Bowdon areas.

Note: The figures set out in the Table, as minimum indicative targets, may be exceeded as the Plan period progresses and development schemes are brought forward to meet local needs. Strategic Locations SL4 and SL5, for example, have capacity to deliver development beyond the Plan period that may be brought forward into the Plan period if market and other considerations are favourable.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO4 & SO6
Place Objective(s)	TPO2 OTO1, OTO2 STO1, STO2 URO1, URO2 SAO1, SAO2, SAO3 ALO1, ALO4, ALO5, ALO6 PAO2, PAO3 CAO3

11.1 The Council is required to not only ensure that sufficient land is made available to maintain a rolling five-year supply of deliverable land for housing, but also to ensure that there is an adequate mix of housing types and sizes to meet the needs of the community.

POLICY L2 – MEETING HOUSING NEEDS

Distribution

L2.1 All new residential development proposals will be assessed for the contribution that will be made to meeting the housing needs of the Borough and the wider aspirations of the Council's Sustainable Community Strategy.

L2.2 All new development will be required to be:

- (a) On a site of sufficient size to accommodate adequately the proposed use and all necessary ancillary facilities for prospective residents;
- (b) Appropriately located in terms of access to existing community facilities and/or delivers complementary improvements to the social infrastructure (schools, health facilities, leisure and retail facilities) to ensure the sustainability of the development;
- (c) Not harmful to the character or amenity of the immediately surrounding area; and
- (d) To be in accordance with L7 and other relevant policies within the Development Plan for Trafford.

L2.3 In order to meet the identified affordable housing need within the Borough, the Council will seek to achieve, through this policy, a target split of 60:40; market:affordable housing.

L2.4 The Council will seek to achieve, through this policy, a target split of 70:30; small:large (3+ beds) with 50% of the "small" homes being accommodation suitable for families.

L2.5 Based on the minimum housing land target of 11,800 for the Plan period as set out in Policy L1 the above targets will approximately equate to:

Table 2

	SMALLER, PREDOMINANTLY 2 BED ACCOMMODATION	SMALLER 2 BED FAMILY ACCOMMODATION	LARGER 3+ BED FAMILY ACCOMMODATION	TOTAL
Market	33%	33%	33%	7100
Affordable	50%	25%	25%	4700

Dwelling Type & Size

L2.6 The proposed mix of dwelling type and size should contribute to meeting the housing needs of the Borough, as set out in the Council's Housing Strategy and Housing Market Assessment. In particular, developers should make it clear how their proposed development will:

- (a) Make a contribution to the creation of mixed and sustainable local communities;
- (b) Be adaptable to the needs of its residents over time;
- (c) Contribute to meeting the target split between small and large accommodation; and
- (d) Increase the provision of family homes.

L2.7 1 bed, general needs accommodation – will, normally, only be acceptable for schemes that support the regeneration of Trafford's town centres and the Regional Centre. In all circumstances, the delivery of such accommodation will need to be specifically justified in terms of a clearly identified need.

Affordable Housing

L2.8 In respect of all qualifying development proposals, appropriate provision should be made to meet the identified need for affordable housing.

L2.9 In order to take into account current issues relating to viability the Borough (excluding Trafford Park, which is currently not a residential area) will be split into 3 broad market locations:

- “cold” – being the Old Trafford, Carrington and Partington “Places”;
- “moderate” – being the Urmston, Stretford and Sale “Places”; and
- “hot” – being the Altrincham, the Mersey Valley and Rural Communities Places.

L2.10 Further definition of these market locations will be given within the Planning Obligations SPD.

L2.11 The minimum threshold for qualifying sites will be 5 residential units in the Borough's “hot” and “moderate” market locations and 15 within the Borough's “cold” market locations.

L2.12

Under normal market conditions a geographically variable target, based on “cold”, “moderate” and “hot” market locations, will be applied to all qualifying developments, (except residential care homes) to assess the appropriate level of affordable housing contribution as follows:

- Within “cold” market locations, a 5% contribution will be sought;
- Within “moderate” market locations, a 20% contribution will be sought;
- Within “hot” market locations, a 40% contribution will be sought; and
- In those parts of Trafford Park identified for residential development, or in areas where the nature of the development is such that, in viability terms, it will perform differently to generic developments within a specified market location the affordable housing contribution will be determined via a site specific viability study, and will not normally exceed 40%.

L2.13

The outcomes of the Trafford Economic Viability Study will be used in the determination of individual planning applications. In accordance with Policy L8 of this Plan, where specific issues of viability arise, the Council will consider, on a site by site basis, whether it is appropriate to agree a reduction in the affordable housing contribution.

L2.14

In terms of the required affordable housing provision, the Council will adopt the following principles:

- (a) The expected method of delivery will be on site;
- (b) At least 50% of the affordable housing provision will be required to be accommodation suitable for families;
- (c) In developments where there is a mix of both houses and apartments, the affordable housing element should reflect the overall mix of unit types on the site; and
- (d) A split of 50:50 in the affordable housing units to be provided between intermediate (commonly shared ownership) and social/affordable rented housing units, unless exceptional circumstances can be demonstrated as set out in the Planning Obligations SPD.

L2.15

The Council will not normally support affordable housing provision that is only “affordable” at the time of first occupation. Developers will be required to demonstrate that the units will be “affordable” to subsequent occupiers.

L2.16

The Council will encourage and promote the involvement of Registered Social Landlords (RSL) in the provision and management of affordable housing. Where there is no involvement on the part of an RSL, more detailed arrangements to control long-term occupancy and management of the affordable units will be required to be secured by means of a planning condition or by an agreement under Section 106 of the Town and Country Planning Act 1990.

Older Persons Accommodation

L2.17

In order to meet the needs arising from the increasing longevity of the Borough's older residents, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people.

L2.18

With specific reference to the "frail elderly" of the Borough, the Council will seek to meet their needs through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including 'extra-care' housing. Appropriate sites to meet this specific housing need will be identified through the Land Allocations DPD.

Gypsy, Roma and Traveller Communities and Travelling Showpeople

L2.19

The Council will seek to make appropriate new provision to meet the need for Gypsy, Roma and Traveller communities and Travelling Showpeople accommodation. Until such time that the LADPD is adopted the Council will secure the provision of this type of accommodation in accordance with the criteria set out below:

- (a) The site should be capable of providing safe and convenient vehicular and pedestrian access;
- (b) Sites should not exceed 15 pitches unless there is clear evidence to suggest otherwise;
- (c) For smaller sites of 3 to 4 pitches the Council will require developers to demonstrate how the proposal will provide adequate infrastructure on site, including for example, roads, water and energy supplies, to each pitch;
- (d) The site must be large enough to provide for adequate on-site facilities;
- (e) The site should be well located in relation to the highway network;
- (f) The site should be capable of providing safe and convenient access to schools and local community facilities;
- (g) The site should not have an unacceptable impact on the amenities of adjacent occupiers; and
- (h) Adequate levels of privacy and residential amenity for occupiers and neighbouring properties should be provided.

IMPLEMENTATION

Implementation Mechanisms

Implementation generally will be through private sector and RSL development. Significant sites in the Strategic Locations identified in this Core Strategy and elsewhere in the Borough will be allocated in a Land Allocations Plan. Other sites will be identified through the planning application decision making process taking account of the development monitoring arrangements set out in this policy.

Delivery Agent

The delivery agents will include the private sector and RSLs.

Timescales

This will be ongoing throughout the Plan period. The Land Allocations Plan is scheduled to be adopted in 2014. Phasing for the development of the Strategic Locations is set out in detail in Table L1. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will include RSL, private and public sector investment. Opportunities for further public sector investment will be explored for development of significant sites within the Strategic Locations.

Justification

- 11.2** This Policy seeks to support the delivery of a balanced “housing offer” – providing the right quality and type of housing in the right places in line with national guidance and taking account of the findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).
- 11.3** Should monitoring work, including future revisions of the Trafford Housing Strategy and the Local Area Agreement, indicate that the targets set within this policy need to be reviewed, the Council will determine whether or not a review of this development plan policy is necessary.

Dwelling Type and Need

11.4 The Trafford HMA (2006) shows a need for family housing across the Borough, but particularly in the north. The broad definition of family housing will include larger properties (three bedrooms and larger) as well as smaller two bedroom houses to meet a range of family circumstances. Accordingly, the Housing Strategy (2009) objective 2b (iii) is to deliver new family housing across the Borough to reflect the HMA. Additionally, the Housing Strategy identifies the need to meet the requirements of specific cultural and religious family needs; this will include the development of larger family homes.

11.5 The recommendations within the Greater Manchester SHMA recognised that alongside a sustained emphasis on the development of family housing it is important that the town centres across the Borough continue to attract high quality residential uses. This will continue to ensure the ongoing renaissance of the town centres and ensure that they continue to develop as vibrant centres of activity.

11.6 General needs housing is for a broad range of independent people who do not require specialist housing.

Affordable Housing

11.7 The CLG definition of affordable housing includes social rented, affordable rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households; or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

11.8 Social rented housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

11.9 Affordable rented housing is rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime 34 but is subject to other controls that require a rent of no more than 80 per cent of the local market rent.

11.10 Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (e.g. HomeBuy) and other low cost homes for sales, and intermediate rent.

- 11.11 Due to the high and continuing demand for affordable housing units, coupled with high land values and site scarcity, the Council's expected method of delivery will be for the affordable housing units to be provided on site. Only in exceptional circumstances will the Council consider an off-site payment being made. The Planning Obligations SPD will provide guidance as to what may constitute exceptional circumstances in this instance.
- 11.12 The Trafford HMA (2006) concluded that Trafford had an annual affordable shortfall across the Borough of 541 units. When split between Trafford sub-markets there is a greater need for affordable housing provision in the Southern sub-market, and those demographic groups most likely to fall into affordable housing need are lone parent households and other households with one child.
- 11.13 The starting point for deriving the affordable housing target within this policy was the conclusion of the HMA that a 50% target on all qualifying developments would never yield its face value because some sites escape the target by being too small, others have viability problems etc. As a result of this the HMA considered that a ratio of 60:40 market:affordable housing would be a more realistic and achievable affordable housing target.
- 11.14 National guidance makes it clear that local planning authorities need to not only consider the need for affordable housing, but also the impact that the provision of such accommodation may have on the viability of sites. To this end the Council commissioned a viability study to consider this matter.
- 11.15 Therefore in the light of the conclusions of the HMA and the Economic Viability Study, the Council therefore considers that a more achievable overall target at this point in time would be approximately 40%, as illustrated by Table L2. When applying this target to individual sites there will however be some variations, arising from site specific viability issues as outlined in the policy.
- 11.16 Using the Places defined within this Core Strategy (Figure 2 – Places in Trafford) the Economic Viability study, under normal market conditions, found that a 5% affordable housing contribution would be viable in “cold” market locations – the Old Trafford, Carrington and Partington “Places”; 20% in “moderate” market locations – the Urmston, Stretford and Sale “places”; rising to 40% in “hot” market locations – the Altrincham, the Mersey Valley and Rural Communities Places. Trafford Park was identified as not currently residential. These areas will be further defined in the Planning Obligations SPD.
- 11.17 Policy L2 was produced assuming normal market conditions, as defined by the Economic Viability Study. Any variance from normal market conditions will be considered when determining the appropriate level of contributions which would be triggered by qualifying applications for development. It is recognised that under poor market conditions a 5% contribution could inhibit development in cold market locations and therefore applications for development in such locations will not trigger a requirement to make a contribution to affordable housing.

- 11.18 The Viability Study considered a number of specific sites that, in economic viability terms, appeared to out-perform their generic market location expectation and therefore would be able to deliver significant proportions of affordable housing, even at future CfSH levels. However given that the study was based upon broad development assumptions, such sites should be reappraised by the Council based upon further detailed site specific information, prior to negotiating affordable housing (and other) contributions.
- 11.19 The economic viability study concluded that varying this split between intermediate (commonly shared ownership) and social rented housing would not make a substantial difference to the viability of schemes. However it does recommend that the Council should remain flexible to variation in the affordable housing tenure split, where circumstances suggest that it is appropriate and that these should be established on a site by site basis. The Planning Obligations SPD gives further guidance in this respect.
- 11.20 Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the national guidance minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and “moderate” market locations. However it concluded that taking such an approach would result in a significant increase in actual levels of affordable housing being delivered. In relation to the Borough’s “cold” market locations it concluded that that a threshold of 15 units should be applied.
- 11.21 The mechanism and required level of evidence for the variations relating to economic viability issues will be set out in the Planning Obligations SPD.
- 11.22 Residential care homes provide a unique type of accommodation and as such would be exempt from the requirement to deliver affordable housing. In cases of dispute as to whether accommodation represents “residential care”, rather than retirement/sheltered accommodation, the Community Services and Social Care Team will be the arbitrator.

Older Persons Accommodation

- 11.23 The Trafford Housing Strategy proposes that new housing for older households should be suitable for a range of household circumstances (tenure and type), including extra care housing and the adoption of lifetime homes principles. In this way the Housing Strategy considers that the provision of new housing will meet current shortfalls in meeting the needs of identified vulnerable household groupings, including older persons.
- 11.24 The Housing Strategy considers that emphasis should continue to be placed on ensuring that where possible, and where it is appropriate, older persons are able to remain within their existing home and certainly within close proximity to established family and social networks. Continuing to promote the principles of Lifetime Homes within new development is critical to ‘future-proofing’ the new generation of housing within the Borough.

- 11.25 However the Housing Strategy recognises that whilst the application of these principles will assist in meeting the needs of a large proportion of households there is also a sustained need to deliver Extra Care housing to meet the specific needs of those residents whose needs can no longer be met through their existing accommodation. Specifically the Trafford HMA (2006) estimates that there are a total of 4,289 'frail elderly households' within Trafford with 10.4% of these living in unsuitable housing.

Gypsy, Roma and Traveller Communities and Travelling Showpeople

- 11.26 Local authorities are required to allocate sites to meet any identified accommodation needs of Gypsies and Travellers and set out the criteria for the assessment of sites that are not allocated.
- 11.27 Research that was conducted in relation to the Partial Review of the RSS suggested that there is a shortfall (to 2016) of 25 Gypsy and Traveller Pitches. Given that this research remains an important part of the Council's evidence base. This target will be applied until such time that more long-term targets are identified and agreed through the Gypsy and Traveller Accommodation Strategy to be prepared at the local level. The Strategy will identify sites to meet any identified accommodation needs of Gypsies and Travellers and provide further guidance in relation to the criteria for the assessment of sites that are not allocated. Sites to be allocated will be identified in the LADPD.
- 11.28 The CLG document Designing Gypsy and Traveller Sites – Good Practice Guide acknowledges that where sites of more than 15 pitches can be justified "Closes" can be used within the site to retain the sense of community and to provide a comfortable environment, and a site that is easy to manage.
- 11.29 The CLG Good Practice Guide considers that particular regard should be made to the convenience for residents; the safety for residents; the visual and acoustic privacy – both for people living on the site and those living nearby; aesthetic compatibility with the local environment and scope for social integration with the local community.
- 11.30 The CLG Good Practice Guide states that smaller sites of 3 to 4 pitches can also be successful, particularly where designed for one extended family. These can be advantageous in making good use of small plots of land, whilst retaining the qualities described in the above document and expected by families on modern sites.
- 11.31 Site ownership and management options are currently being explored including the possibility of the Council providing/acquiring land and RSL partners managing the site(s).

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	PE5 BH1, BH2, BH3, BH4, BH5
Strategic Objective(s)	SO1, SO2, SO6 & SO7
Place Objective(s)	TPO4 OTO1, OTO3 STO1, STO3 URO1, URO3 SAO1, SAO8 ALO2, ALO3, ALO5, ALO9 PAO1, PAO3, PAO4, PAO5 CAO2, CAO6

12.1 Although often perceived as an affluent Borough, not everyone in Trafford has the opportunity to share in this excellent quality of life and growing prosperity. Trafford is a Borough of contrasts and some of its neighbourhoods are amongst the most disadvantaged in the country. At the heart of the Council's objectives is the provision of accessible employment opportunities and the promotion of sustainable communities to foster community cohesion.

POLICY L3: REGENERATION AND REDUCING INEQUALITIES

L3.1 Within Trafford's Regeneration Areas the Council will secure:

- Improvements to accessibility between the Regeneration Areas and employment areas such as Trafford Park, Carrington, the town centres and the Regional Centre by a choice of modes of transport, including walking and cycling;
- Improved access to and/or the provision of community (including cultural) facilities for the communities within the Regeneration Areas;
- Healthier lifestyle choices for the communities within the Regeneration Areas;
- Improved access to education, training and advice centres to/from the Regeneration Areas;
- Improved quality of design and construction and range (including affordability and type) of the Borough's housing stock on offer to residents within the Regeneration Areas;
- Improvements to the local environment of the Regeneration Areas; and
- Opportunities to reduce crime and to enhance community safety.

L3.2 Within these Regeneration Areas the Council will support appropriate development(s) that will reduce inequalities, secure regeneration benefits; create truly sustainable communities; and make positive contribution(s) to achieving the Plan's Strategic Objectives and relevant Place Objectives as follows:

Priority Regeneration Area - Old Trafford

L3.3 In the eastern section of the Regeneration Area, housing led redevelopment will be promoted which will improve the quality and diversity of the housing stock, improve access to the Regional Centre and Trafford Park and provide further commercial, cultural and community facilities. Specifically development will provide approximately 1,000 (net) new residential units; small scale office development; and small scale retail facilities to meet local needs.

- The amount, location and type of development will be as specified in the LA DPD, with further guidance being provided through supplementary planning document(s) for Old Trafford, if required;
- Development proposals must demonstrate how they will make a positive contribution to achieving the Strategic Objectives and Place Objectives for Old Trafford; and
- Development proposals should accord with the development guidelines set out within the A56 corridor SPD;

Priority Regeneration Area – Partington

L3.4

Within Partington, development and redevelopment will be supported which will provide or contribute to the provision of approximately 850 units of new residential accommodation, suitable for families, (part of which will be provided on a substantially vacant/unused 16 hectare greenfield site abutting the Manchester Ship Canal); a redeveloped local shopping centre; and improvements to open space and amenity areas in terms of quality and access, including the provision of a 'green loop' to connect existing areas of green space to create an accessible, attractive route for walking and cycling around Partington.

- Development will be required to contribute to the improvement of the public transport infrastructure to mitigate against the impact of the development on the highway network and to address the deficiencies in the existing public transport provision;
- The impact of the proposed development on flood risk related to the adjoining Ship Canal and Red Brook should be assessed in accordance with Policy L5 of this Plan;
- Development within Partington should be built at a density that will safeguard an appropriate level of high quality, accessible open amenity space;
- The release of greenfield land for development will only be allowed where it can be demonstrated that it will make significant contributions to the regeneration priorities for Partington and will not have a significant adverse impact on the ecological value of the land;
- Where development is proposed on amenity open space this will be allowed provided this will not lead to a deficiency in open space in Partington and works contributions are provided to secure improvements to the quality of remaining areas of open space;
- In addition to works/improvements made by means of compensation for loss of amenity space, contributions will be required to meet the needs of new residents in accordance with Policy R5;

- As appropriate, the development proposal should improve the housing mix, type and tenure across Partington as a whole; and
- Developers will be required to locate uses identified in national guidance as being 'more vulnerable' to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 unless the relevant policy test set out within national guidance can be met.

L3.5

In line with the current commitment for residential development on the greenfield site known as Partington Canalside, developer(s) will be required to:

- Demonstrate how the development will secure or contribute to the redevelopment of the existing local shopping centre;
- Where development results in a loss of amenity space, provide contributions towards the provision/improvement of open space and public realm in and around the township by means of compensation. Additional contributions may be sought to meet the needs of new residents in accordance with Policy R5;
- Locate vulnerable uses such as those identified in national guidance outside of the areas identified as Flood Zone 3 unless the relevant policy test set out within national guidance can be met; and
- Provide public transport contributions equivalent to SPD1 and work with the Council and its Partners to ensure that they are directed towards transport and accessibility projects that will deliver sustainable transport benefits to Partington.

Priority Regeneration Area - Sale West

L3.6

Within Sale West development and redevelopment will be supported in order to regenerate this former Council estate. Development should focus on improvements to the residential mix and quality, the neighbourhood centre, the public realm and access to employment opportunities. The Council will seek the net addition of 100 residential units during the plan period as part of the regeneration proposals for Sale West. The new housing will be designed to a high standard, with a particular emphasis on improving the relationship between buildings and the street and the quality of neighbourhood open space.

Other Regeneration Areas

L3.7 Within these neighbourhoods the Council will seek to encourage developments that will address and reduce inequalities identified within the Index of Multiple Deprivation.

L3.8 Outside any identified Regeneration Area the ability of a development proposal to provide facilities that would be of significant benefit to one or more of the identified regeneration areas, would be a material consideration in the determination of that application.

L3.9 The level of information to be supplied by the developer in relation to any of these matters will vary on site by site basis but will need to be produced to the satisfaction of Local Planning Authority, guidance will be provided on these issues through supplementary guidance documents.

L3.10 All Trafford's priority and other regeneration areas will be identified on the Land Allocations Plan and Supplementary Planning Documents and development briefs will be prepared as necessary to provide further guidance to developers.

Prior to the adoption of the LA DPD and supplementary planning documents, the Council will seek to ensure that development within the Borough's regeneration areas will not compromise the deliverability of long term regeneration priorities.

IMPLEMENTATION

Implementation Mechanisms

Implementation will be through private and public sector development of new facilities within the specified neighbourhoods. The Council can assist through the preparation of the Land Allocations DPD, Area Action Plans and Supplementary Planning Documents for the appropriate Strategic Locations and planning briefs for particular sites, where necessary, and through the planning application decision making process.

Delivery Agent

The delivery agents will include the private sector, public sector and private financial initiatives (PFIs).

Timescales

This will be ongoing throughout the Plan period. The Land Allocations Plan is scheduled to be adopted in 2014. Phasing for the development of the Strategic Locations is set out in detail in Tables LI and WI. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will largely be through private and public sector investment and Section 106 monies.

Justification

- 12.2** The Council will secure improvements within the Regeneration Areas through the implementation of Policies of this Plan and future DPDs.
- 12.3** Trafford is a Borough where in some locations extremes of wealth and poverty continue to exist side by side. This brings with it mixed employment prospects and access to services. Although predominantly wealthy and prosperous, Trafford has a number of pockets of acute deprivation at neighbourhood level, which because of the surrounding prosperity, go unrecognised in terms of being able to attract external funding in order to address these issues.
- 12.4** In 2004 and 2007, a national comparison of deprivation was commissioned, which looked at levels of deprivation in smaller neighbourhoods within wards, known as Super Output Areas (SOAs). In the case of Trafford, many of these most deprived SOAs lie within the borough's already recognised deprived areas, namely, Old Trafford to the north, Partington, in the west and Sale West in the centre of the Borough.

- 12.5 In 2004, 16% of Trafford's SOAs were among the 20% most deprived areas of the country. However, by 2007, only 11% came into this category, mainly due to increased levels of income and employment amongst residents living in these areas.
- 12.6 Reducing inequalities and improving engagement in our most disadvantaged neighbourhoods is a commitment made by national government and is at the heart of Trafford Partnership's SCS.
- 12.7 Based on the 2007 Indices of Multiple Deprivation the Council has identified 3 priority regeneration areas and 7 other regeneration areas that will be a particular focus for investment and change. The detail of the extent and nature of the deprivations in these neighbourhoods is contained within the 2007 Indices of Multiple Deprivation.
- 12.8 Trafford's Priority Regeneration Areas are those areas that are in the worst 10% of the most deprived in the country, as identified in the Index of Multiple of Deprivation. Other Regeneration Areas are those neighbourhoods identified within the worst 20% of the most deprived in the country.

Priority Regeneration Area - Old Trafford

- 12.9 The Council has been committed to regeneration within Old Trafford for sometime. This proposal seeks to provide developers with a framework to ensure that developments that come forward prior to the adoption of the LA DPD and supplementary planning documents, do not compromise the deliverability of long term regeneration projects.
- 12.10 The Place Objectives section of this plan identifies a number of objectives for Old Trafford. This proposal provides an opportunity to develop a mix of type and tenure of residential development to meet the evolving needs of the local community. Additionally it, together with L4, seeks to improve connectivity using sustainable modes of transport (within and out of the area) to ensure good access to a range of employment opportunities and services. The scale of development will provide the opportunity to improve the level of open space provision which has been identified as deficient within Trafford's Green and Open Spaces An Assessment of Need (June 2009), combined with improving the quality and appearance of local buildings and the surrounding environment, and opportunities to maximise the provision of green roofs and tree planting.
- 12.11 The eastern section of Old Trafford is the subject of a jointly prepared master plan. This area is a key part of the Old Trafford Priority Regeneration Area. The Master Plan sets out a vision for the area and this policy seeks to provide the planning policy framework to deliver the aims of that document. Key issues that the Master Plan document highlights are the need to improve the quality of the environment, the quality and diversity of the housing stock and transportation links within and beyond the area.

12.12 The western section of the Priority regeneration Area is covered in part by Strategic Location SL3.

Priority Regeneration Area – Partington

12.13 Partington is in an area in need of investment in its local economy (particularly the shopping centre) and diversification of its housing stock. Proposals should provide a significant opportunity to broaden the range of housing types and tenures to provide for local need/demand and help create a mixed sustainable community. Currently it is poorly connected with the rest of Trafford and the Regional Centre, being served by a single road in and out. Development within Partington will bring about vital improvements to public transport access.

12.14 A combined residential and retail development scheme, on a significant, substantially vacant/unused 16 hectare greenfield site abutting the Manchester Ship Canal to provide 550 residential units of the overall 850 supply has been approved by the Council subject to the signing of a Section 106 Agreement. The development of this new housing scheme will facilitate the redevelopment of the main local shopping centre in Partington – to provide and sustain improved retail/service facilities for the local population and to contribute towards the regeneration of Partington and aid the establishment of a more sustainable community development.

12.15 Redevelopment of the shopping centre will bring vitality to the centre and a new retail offer which will provide employment opportunities for local residents to support a mixed sustainable community.

12.16 Partington is in an area of sufficiency in terms of the quantity of open space, however there needs to be significant improvement to the quality and accessibility of open space in Partington. The development of some of these poorer quality sites will offer the opportunity to facilitate the improvement and accessibility of other open space provision in the area.

12.17 The development of the large scale private market sector housing scheme, at Partington Canalside, linked to the redevelopment of the shopping centre, will help diversify and stabilise the population of Partington and facilitate its development as an attractive and sustainable residential location; offer the capacity to contribute to the housing needs of the Borough up to and beyond the end of the Plan period; improve the quantity, quality and diversity of the stock on offer in the township, facilitate the improvement of public transport provision to and from it; facilitate improved local recreational provision, via the creation of a proposed “green access loop” around the township and; help to reduce pressure for development on the Green Belt.

Priority Regeneration Area – Sale West

12.18 In Sale West the proposal represents an opportunity to focus improvement and development on this former council estate to remodel it and improve the mix of housing offer available to the local community. Development will provide the opportunity to improve public access and to encourage walking and cycling; provide enhanced linkages to employment opportunities and; to enhance the quality, appearance and utility of the local environment for the benefit of the local community.

12.19 Currently, based on the 2007 Indices of Multiple Deprivation, the 7 Other Regeneration Areas are as follows:

- Gorse Hill;
- Stretford;
- Longford;
- Priors;
- Sale Moor;
- Broadheath; and
- Broomwood.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SR3 SE2, SE10 SC3 PE1, PE3, PE5 BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO3, SO4, SO5, SO6 & SO7
Place Objective(s)	TPO3 OTO4, OTO6, OTO7, OTO9, OTO10, OTO12, OTO17, OTO20 STO4, STO7, STO17 URO1, URO4, URO6 MVO12 SAO5, SAO6, SAO7, SAO10, SAO17 ALO5, ALO7, ALO8, ALO11 PAO1, PAO6, PAO7, PAO8, PAO9, PAO10, PAO11, PAO12, PAO13, PAO16 CAO4, CAO5, CAO9, CAO12

- 14.1** Climate Change is one of the biggest challenges we face and it impacts on a wide range of different policy areas. The effects of climate change need to be considered at all stages of the development process in order to ensure that development minimises its impacts and mitigates its effects.

POLICY L5: CLIMATE CHANGE

- L5.1** New development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.

CO2 Emissions Reduction

- L5.2** Major built development proposals will be required to demonstrate how they will seek to minimise their contribution towards and/or mitigate their effects on climate change, in line with both national standards and local opportunities and programmes. For the purposes of this policy, "major development" is defined as comprising:

- Residential development equal to or greater than 10 units; and
- Non-Residential development above a threshold of 1,000m² floor area.

- L5.3** Developments below the thresholds, but involving the erection of a building or substantial improvement to an existing building (such as extensions or change of use), will be encouraged to adopt the principles of energy efficiency and incorporate appropriate micro-generation technologies, to help contribute towards reducing CO₂ emissions within Trafford. Those developments within Conservation Areas or which include Listed Buildings will also be encouraged to adopt these principles.

CO2 Emissions Reduction Target

- L5.4** Development will need to demonstrate how it contributes towards reducing CO₂ emissions within the Borough. This should include incorporating measures such as applying sustainable design and construction techniques prior to utilising renewable energy generation technologies, examples of which can be found in the supporting Technical Note.

- L5.5** The Council recognises that the achievable levels of reduction in CO₂ emissions in new developments are strongly influenced by, and are dependent upon the scale and location of the proposed development. Therefore, the following spatial areas have been identified which have distinct opportunities for major development to deliver different CO₂ reduction targets:

- Low Carbon Growth Areas (LCGAs) - where there is potential to deliver CO2 reduction target of up to 15% above current Building Regulations; and
- Outside LCGAs - where there is potential to deliver CO2 reduction target of up to 5% above current Building Regulations.

L5.6

The main focus for high levels of both residential and economic growth have been tested to determine a CO2 reduction target(s) for the Borough. This has resulted in three LCGAs being identified in which the Council considers major development to have the potential to deliver a higher local CO2 emissions reduction target, than the rest of the Borough. This is subject to the new energy generation infrastructure and programmes in these locations being delivered within the plan period. Location plans outlining the LCGAs (Altrincham Town Centre, Carrington and Trafford Park) are provided within the supporting SPD.

L5.7

These higher CO2 reduction targets will only be applicable where the required infrastructure, as detailed in L5.6 above, exists at the time that the relevant planning application is determined. The higher reduction targets will only be applied until the national standards (Building Regulations) require developments to achieve zero carbon.

How to Calculate and Reduce CO2 Emissions

L5.8

All new built development meeting the thresholds set within Policy L5.2 should detail how they will meet the requirements of this policy alongside their planning application. A template Carbon Budget Statement is included within the associated SPD to help applicants calculate the baseline level of CO2 emissions to be emitted from the proposed development and to provide guidance on measures to reduce emissions.

L5.9

CO2 emissions should be reduced by applying the following hierarchy:

1. Design and construction techniques to reduce the demand for energy (for example: through the orientation of building; internal layout; and superior energy efficiency measures such as extra insulation);
2. Technology (for example through sourcing low carbon or renewable energy generation, including any district energy network which may be accessible).

L5.10

The Council will encourage applicants to consider and incorporate CO2 reduction design techniques within the building prior to investigating technology solutions. Guidance on both these options is detailed in the associated SPD and the supporting Technical Note.

L5.11

The Council expects that all new major development will deliver the required CO2 emission reductions, however in those circumstances where it can be demonstrated that these cannot be feasibly delivered without having a significant adverse impact on the viability of the development, a lower level will be accepted by the Council.

Energy Generating Infrastructure Opportunities – Commercial or Community

L5.12

The Council recognises the role that commercial and community low carbon, renewable and decentralised energy generation and distribution facilities can play in reducing CO2 emissions and providing viable energy supply options to serve new and existing developments. The impact of such infrastructure and any suitable mitigation measures will be assessed in line with the policies within this Plan, in particular Policy L7 – Design Quality and Protecting Amenity.

Pollution

L5.13

Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.

L5.14

Where development is proposed close to existing sources of pollution, noise or vibration, developers will be required to demonstrate that it is sited and designed in such a way as to confine the impact of nuisance from these sources to acceptable levels appropriate to the proposed use concerned.

L5.15

Within the Borough's Air Quality Management Zones developers will be required to adopt measures identified in the Greater Manchester Air Quality Action Plan, to ensure that their development would not have an adverse impact on the air quality.

Water

L5.16

The Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location. This will involve a sequential approach to determining the suitability of land for development and application of the exception test, as outlined in national planning policy, where necessary.

L5.17

Developers will be required to demonstrate, where necessary by an appropriate Flood Risk Assessment (FRA) at the planning application stage, that account has been taken of flood risk from all sources (including rivers, canals, sewers, surface water run-off and groundwater) as identified in the Council's Strategic Flood Risk Assessment and/or shown on the Key Diagram, and that the proposed development incorporates flood mitigation and management measures appropriate to the use and location.

L5.18

Developers will be required to improve water efficiency and reduce surface water run-off through the use of appropriate measures such as rain water harvesting, water recycling and other Sustainable Drainage Systems (SUDS) appropriate to the various parts of the Borough, as mapped in the Council's Strategic Flood Risk Assessment. Further guidance will be set out in the supporting Technical Note and SPD.

IMPLEMENTATION

Implementation Mechanisms

Implementation will be through public/private sector development. Climate change priorities will be identified and allocated in the Land Allocations DPD. Other climate change needs will be implemented through the planning application decision making process.

Delivery Agent

The delivery agents will include the public and private sector.

Timescales

This will be ongoing throughout the Plan period. Phasing for the development of the Strategic Locations is set out in detail in Tables LI and WI. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will include private and public sector investment.

Justification

CO2 Emissions Reduction

14.2 The policy requires major development to fully consider opportunities of how to reduce CO2 emissions of their proposed development. The Carbon Budget Statement is a tool to help applicants determine how much CO2 their proposed development will emit. Further guidance is set out in the 'How to calculate and reduce CO2 emissions' section of this policy. The thresholds applied within this policy have been tested by the Trafford Low Carbon Study (2011). Developments below these thresholds, Listed Buildings or those located in Conservation Areas are encouraged to adopt the principles of energy efficiency and low carbon energy generation detailed in this policy. Further guidance on energy efficiency for Listed Buildings and developments in Conservation Areas can be found on the English Heritage website.

CO2 Emissions Reduction Target

14.3 The Climate Change Act (Amendment 2009) sets out a target of 34% reduction in CO2 emissions by 2020 and 80% reduction by 2050. This supports the Government's policy commitment through Building Regulations to progressively reduce CO2 emissions from new buildings through to 2016 and from non-residential buildings through to 2019, or any subsequent superseding timescales.

14.4 The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. National guidance sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.

14.5 In 2009, the UK government designated Greater Manchester as a Low Carbon Economic Area for the Built Environment. This designation indicates that the city region is expected to be an exemplar for low carbon buildings, to provide a focus for job creation and economic development in the low carbon sector. This is supported by the Greater Manchester Strategy, of which a key component is to achieve a reduction in CO2 emissions of between 30-50% by 2020.

14.6 Trafford's Sustainable Community Strategy contains key objectives around carbon emissions reduction: PE5 (more energy saving environmentally friendly homes) and PE6 (less carbon emissions from businesses per capita).

14.7 The Trafford Low Carbon Study (2011) identified opportunities across the Borough to reduce CO2 emissions by more than the national standards. In key areas of the Borough identified as Low Carbon Growth Areas (LCGA's) the reduction could be up to 15%¹, dependent on the nature of the development being proposed.

14.8 These areas have been identified as the Council considers that they have the potential to deliver a higher CO2 emissions reduction target for major development by virtue of the scale, the mix of uses and density which will create opportunities.

¹ The Low Carbon Study (2011) refers to a 40% reduction in carbon emission using 2006 Building Regulations. For the purposes of this policy and when determining planning applications, the current Building Regulations are to be applied (2010). Therefore this translates to a 15% reduction in carbon emissions.

- 14.9 The LCGAs identified are Altrincham Town Centre (Policy W2), Carrington (including Policy SL5) and Trafford Park (including Policies SL2 and SL4), the location plans will be identified in the associated SPD.
- 14.10 Within the LCGAs opportunities for both micro-generation technologies and large scale low/zero carbon energy generating infrastructure options (known as Area Wide Options) exist. The micro-generation technologies (of a scale for individual households) tested include: solar hot water, ground source heat pumps, air source heat pumps, biomass boiler, solar photovoltaic, wind and combined heat and power. The Area Wide Options (of a scale to serve large scale development proposals) include: district heat networks, energy from waste, a combination of micro-generation technologies, biomass combined heat and power and utilising waste heat via pipeline from the Carrington power stations.
- 14.11 The Trafford Low Carbon Study (2011) details that up to 5%² CO₂ reduction above national standards can be achieved outside of LCGAs where realistic opportunities exist to connect to existing low/zero carbon energy generating facility(s).
- 14.12 The targets were determined following assessments which considered the scale of the development, the requirements of Affordable Housing and other s106 contributions, the build cost element for Code for Sustainable Homes (Level 4), technology construction costs and land costs. The selection of development typologies and housing market areas, has demonstrated that delivering CO₂ emissions reductions targets higher than national standards would not impact upon the supply or pace of housing delivery set out in the Council's housing trajectory and provision of affordable housing (Policies L1 and L2).

How to calculate and reduce CO₂ emissions

- 14.13 All new built development meeting the thresholds should seek to minimise its use of energy. The Council requires the application of good design principles and construction techniques to reduce the energy demand of the development, prior to incorporation of technologies. For example, this could include siting, passive solar gain, thermal performance, internal layouts of rooms, extra insulation (including green roofs and walls resulting from their insulation properties) to maximise the energy efficiency of the development. Further guidance is included in the supporting Technical Note and associated SPD.
- 14.14 A tool, to help applicants identify how much CO₂ their proposed development will emit and to calculate the CO₂ reduction target has been produced in the form of a Carbon Budget Statement (CBS). A template for the CBS is available in the supporting Technical Note. Applicants are advised to complete a CBS, or incorporate the content within the Design and Access Statement or Planning Statement which may accompany their planning application. An equivalent document will be accepted if it meets the required content of the CBS. The associated SPD and supporting Technical Note also offer guidance on design and construction techniques and appropriate technologies.

² The Low Carbon Study (2011) refers to a 30% reduction in carbon emission using 2006 Building Regulations. For the purposes of this policy and when determining planning applications, the current Building Regulations are to be applied (2010). Therefore this translates to a 5% reduction in carbon emissions.

Delivery

14.15 Applicants are advised to use the following to help determine the appropriate percentage reduction in CO₂ emissions to be delivered by the proposed development:

- The Trafford Low Carbon Study (2011);
- The supporting Technical Note (for guidance on matching/combining technologies to suit development type(s));
- The Carbon Budget Statement; and
- Pre-application discussions with the Council to assist in understanding the opportunities for major developments.

Energy Generating Infrastructure Opportunities – Commercial or Community

14.16 National guidance states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution. Trafford encourages the development of commercial and community energy generation infrastructure in suitable locations, providing the opportunity for new and existing developments to use energy which is more carbon efficient. This position reflects the Department of Energy and Climate Change (DECC) progression towards formulating a strategy for national and local government to help people individually, and as a part of their community, to heat and power their homes and businesses, to provide energy security as well as CO₂ emissions reduction, and delivery of such energy infrastructure should take both of these factors into account.

14.17 The impact of commercial or community energy generating facilities will be assessed in line with the policies within this Plan and against any suitable mitigation measures proposed. Impact will be assessed with particular regard to:

- Matters of design quality: addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping, boundary treatment; and
- Matters of protecting amenity: the development to be compatible with the surrounding area; not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.

Pollution

14.18 The Borough generally possesses a good quality environment which the Council intends to retain and improve wherever possible. Pollution, noise and vibration damage the environment and should be prevented or mitigated. The Council will use its planning powers as the most effective mechanism to control pollution, noise and vibration at source. Proposals for development close to sources of pollution, noise or vibration will be required to ensure an acceptable environment for users of the development.

14.19 The Trafford Air Quality Management Area identifies where air quality will not reach the national health based objectives. Trafford and the 9 other Greater Manchester Authorities published their Air Quality Action Plan, which sets out how the conurbation will improve air quality. The plan is mainly concerned with tackling transport related emissions, and is closely tied to the Local Transport Plan for Greater Manchester.

Water

14.20 A Strategic Flood Risk Assessment for Greater Manchester was published in August 2008 and identified broad flood risk arising from all sources within the sub-region, including Trafford. Detailed mapping was produced for river flood zones 2 (medium risk), 3a (high risk), 3b (functional floodplain) and 3 (with climate change). A map identifying the different types of Sustainable Drainage System which are appropriate in various parts of the sub-region was also produced.

14.21 Due to a number of data limitations in the sub-regional SFRA, in May 2009 Manchester, Salford and Trafford Councils commissioned further work in the form of a Level 2/Hybrid Strategic Flood Risk Assessment (SFRA). This detailed study, the first outputs from which were published in March 2010, provides an updated assessment of flood risk arising from rivers (including revised maps for the river flood zones) together with an assessment of flood risk from canals, sewers, surface water and groundwater.

14.22 The Manchester, Salford and Trafford Level 2/Hybrid SFRA comprises 4 volumes:

- 1.1 User Guide
- 1.2 Level 1 Report
- 1.3 Level 2 Report
- 1.4 Maps

14.23 Key elements of relevance to Trafford include detailed outputs on flood risk arising from the Manchester Ship Canal, Bridgewater Canal, the River Mersey at Carrington and within Sinderland Brook catchment. A number of Critical Drainage Areas (CDAs) are also identified due to known surface water/sewer flooding issues. The User Guide provides technical advice on reducing runoff within CDAs and advises that Flood Risk Assessments (FRAs) will be required for developments within these areas on sites of 0.5 Hectares or above.

- 14.24** In accordance with national policy, the Manchester, Salford and Trafford Level 2/Hybrid SFRA will be used to assist in the application of the Sequential and Exception tests in identifying strategic locations and other development areas, and in determining planning applications. Information within the SFRA will also be of benefit in informing a range of other Council functions, including those identified in the Flood and Water Management Act 2010 and related Regulations.
- 14.25** Trafford has developed a Climate Change Adaptation Strategy setting out in more detail action planned over the next 10 years. It highlights opportunities for water efficiencies and reducing surface runoff. Stamford Brook with its wider more holistic approach to water management is a good example of SUDS.
- 14.26** In developing its strategic policies for flood risk, the Council has also had regard to the Environment Agency's North West River Basin Management Plan, the objectives of which will need to be achieved by 2015, and Catchment Flood Management Plans for the Upper Mersey and the Irwell.
- 14.27** Recognising the close hydrological and functional links with neighbouring authorities, the Council will continue to work with other AGMA districts, the Environment Agency, United Utilities and other stakeholders as required on documents such as Surface Water Management Plans, other flood risk/water management studies and strategies

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE7 PE5, PE6, PE7 BH3
Strategic Objective(s)	SO7
Place Objective(s)	TPO16, TPO17 OTO22, OTO23 STO19, STO20 URO14, URO15 MVO14, SAO20, SAO21 ALO25, ALO26 PAO18, PAO19 CAO22, CAO23

- 16.1 In considering applications for development within the Borough, the Council will determine whether or not the proposed development meets the standards set in national guidelines and, in particular, satisfies the following:

POLICY L7: DESIGN

Design Quality

L7.1 In relation to matters of design, development must:

- Be appropriate in its context;
- Make best use of opportunities to improve the character and quality of an area;
- Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment; and
- Make appropriate provision for open space, where appropriate, in accordance with Policy R5 of this Plan.

Functionality

L7.2 In relation to matters of functionality, development must:

- Incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety;
- Provide sufficient off-street car and cycle parking, manoeuvring and operational space;
- Provide sufficient manoeuvring and operational space for service vehicles, as appropriate;
- Be satisfactorily served in terms of key utilities such as water, electricity, gas and telecommunications;
- Be satisfactorily served in terms of the foul sewer system; and
- Provide appropriate provision of (and access to) waste recycling facilities, preferably on site.

Protecting Amenity

L7.3

In relation to matters of amenity protection, development must:

- Be compatible with the surrounding area; and
- Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.

Security

L7.4

In relation to matters of security, development must:

- Demonstrate that it is designed in a way that reduces opportunities for crime; and
- Not have an adverse impact on public safety.

Accessibility

L7.5

In relation to matters of accessibility, development must:

- Be fully accessible and useable by all sections of the community;
- Provide good connections within the site and to adjoining areas;
- Where relevant ensure that streets and public spaces are designed to provide safe and attractive environments for walkers and cyclists; and
- Provide safe, convenient links to public transport and community facilities.

As appropriate, details on the above matters should be demonstrated by way of a Design and Access Statement associated with a planning application.

IMPLEMENTATION

Implementation Mechanisms

Implementation will generally be through private sector development and the planning application decision making process.

Delivery Agent

The delivery agent will be the private sector.

Timescales

This will be ongoing throughout the Plan period.

Funding

Funding will be through private sector investment.

Justification

16.2 High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in national guidance, Where there is an opportunity to create residential environments that fully meet the needs of people this should be demonstrated by creating visually attractive, safe, accessible, functional, and inclusive environments which improve the character and quality of the area (CABE – Sense of Place 2007). The benefits of instilling all these design aspects and the climate change principles set out in Policy L5 make a positive contribution towards attracting and maintaining socially, environmentally and economically sustainable communities.

Design Quality

16.3 The use of planning and design can play a major role in enhancing the environment and promoting a high quality of life for new and existing communities. Therefore in order to protect the attractiveness of the Borough, it is important for developments to enhance the street scene and not adversely impact the amenity of the surrounding area and neighbours.

16.4 Developments should show consideration of both: the CABE – Building for Life document to demonstrate how the neighbourhood scheme has evolved, showing good quality housing design, how the scheme will improve social wellbeing, including quality of life, reducing crime, instilling a more active environment and easing transport problems by creating linkages to key services, jobs and recreational areas and open space; and By Design – Urban Design in the Planning System to demonstrate how the new development reflects its design objectives to secure successful,

inclusive and sustainable design and is responsive to the context.

Functionality

16.5 To ensure minimal impact on the surrounding amenity of the area as detailed in national guidance and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:

- That parking provision is integrated within the design and is supportive of the street scene;
- Consideration of or if appropriate communication with utility providers, to serve the new development with utilities and foul water system; and
- That the scheme is in compliance with Building Regulations (2002), and will provide space to accommodate on site waste recycling facilities.

Protecting Amenity

16.6 In accordance with national guidance, the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.

Security

16.7 As detailed in national guidance and the principles within supplementary planning guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduce the potential for crime. Measures to reduce crime will include:

- The layout to be designed, so that it discourages criminal activity;
- Maximising opportunities for natural surveillance of the street; and
- Security measures such as perimeter fences that are both effective in preventing crime and attractive in design.

Accessibility

16.8 The Council is meeting the needs of pedestrians, cyclists, disabled and other disadvantaged groups by setting out its intention for the design of developments to be considerate of access issues. In accordance with the Building Regulations Act 1984 Part M Approved Guidance, all new public buildings and commercial developments to provide reasonable provision to ensure that buildings are accessible and useable.

16.9 Developments should be designed so that they are accessible and well connected within the development site and with the adjoining areas. Developments should be designed to maximise

opportunity for sustainable travel to occur. The layout should be designed to encourage pedestrian movements and cycling, with the design of the street to provide a safe and attractive environment for these users.

16.10 The introduction of new streets or re-design of existing streets proposed as part of a development, the Council requires, where appropriate compliance with the Department of Transport – Manual for Streets.

16.11 Public spaces include the roads, streets, parks, squares, natural green spaces and other outdoor places that do not require a key to access them and are available without charge for everyone to use, as detailed in *Creating Inspirational Spaces, Places Matter*. New major residential and mixed use developments will need to demonstrate success at integrating the function of the public space with its surrounding area and have a suitable maintenance plan in place, as detailed in the *Building for Life, CABE and Creating Inspirational Spaces, Places Matter*. The public space should be high quality, multifunctional, accessible to all and well located to ensure high levels of activity. As detailed in the *CABE Building for Life* document, the benefits of well located, accessible public spaces can lead to improvements in the community cohesion, quality of life and health. The potential health benefits of this policy link with Policy R5.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	BH3 PE5, PE6, PE7
Strategic Objective(s)	SO6 & SO7
Place Objective(s)	OTO5 CAO7

- 17.1 Planning obligations are an established and valuable mechanism for bringing development in line with policies and proposals contained in relevant national and local planning policies.

POLICY L8: PLANNING OBLIGATIONS

Design Quality

L8.1 In relation to proposed development that would, if implemented, create a need for a particular facility or generate specific adverse impacts that cannot be provided for, or mitigated against through the use of planning conditions, the Council will seek to negotiate appropriate planning obligation(s) to make the development acceptable and sustainable.

L8.2 In accordance with Circular 5/2005, the Community Infrastructure Levy Regulations 2010, policies in this Plan and the Council's Local Infrastructure Plan, the Council will seek developer contributions towards the delivery of environmental, economic and social infrastructure. A planning obligation can only be applied if it meets all of three statutory tests:

- 1) The obligation is **necessary** to make the development acceptable in planning terms;
- 2) The obligation is **directly related** to the development; and
- 3) The obligation is **fairly and reasonably related in scale and kind** to the development.

L8.3 Contributions will be sought for all new development (including mezzanines), redevelopment, and changes of use. The nature and level of contributions will be established on a site by site basis, relating to the type and size of the development proposal. The Council's approach to planning obligations is based on two elements: the 'Trafford Developer Contribution' (i.e. the 'Required Element'), to ensure a proposal is acceptable in planning terms, and a bespoke 'Negotiated Element' which will only be applied on a case-by-case basis where there is a need to address any specific impacts that are not covered by the Trafford Developer Contribution. The Trafford Developer Contribution is a formula-based standard charge which is calculated on a dwelling size (number of bedrooms) or gross internal area (sqm) basis. It reflects the calculated impact of different types of development on different planning obligation matters.

L8.4 The following list sets out what the Council will seek contributions towards through the Trafford Developer Contribution ("TDC"). This list is not definitive and in the future the Council may expand the list of contributions included in the TDC:

- Affordable Housing;
- Highways infrastructure;
- Sustainable transport schemes, including bus, tram, rail, pedestrian and cycle schemes;
- Measures to reduce the impact of climate change;
- Specific Green Infrastructure, such as tree planting;
- Spatial Green Infrastructure, such as parks, play areas and outdoor sports facilities;
- Indoor sports facilities, including swimming pools and gyms;
- Education facilities; and
- Health facilities.

L8.5

The following list illustrates likely contributions under the Negotiated Element, but is not exhaustive:

- Reducing Inequalities;
- Community facilities;
- Allotments and Cemeteries; and
- Public art.

L8.6

Contributions will be principally delivered through 'Section 106 Agreements'. There will be a presumption in favour of the on-site provision of benefits sought by planning obligations and the Council will normally expect the developer to carry out the works. However, where it is not possible or practical to provide these benefits on-site, or where a development is required to contribute towards strategic infrastructure or facilities, a financial contribution will be sought towards the provision of these benefits offsite. The collected monies will form a pool for each specific contribution which will be used for delivery of the infrastructure needed to offset the impacts of development. The Council's governance framework for implementing planning obligations will provide safeguards to ensure that financial contributions are spent in accordance with the 3 statutory tests set out above. The Council will pool contributions over the 2011-2026 period to ensure that the delivery and management of long term infrastructure integral to the future sustainability of the borough is not undermined.

L8.7

Contributions towards the maintenance of new facilities are identified under some of the individual contributions (e.g. the cost for Specific Green Infrastructure includes a provision for the care and maintenance of new trees). However, the Council or other organisations have a statutory responsibility to maintain some types of infrastructure, such as adopted highways, and so contributions towards the maintenance of these cannot be collected. For all other infrastructure, where the developer and the Council agree to transfer maintenance and management liabilities to the Council or other organisations, a commuted maintenance sum will be required as a Negotiated Element of a Section 106 agreement.

L8.8

Contributions remaining unspent at the end of a time period specified in the Section 106 agreement will, on request, be returned to the payee along with any interest accrued based on the investment returns achieved by the Council. Given that the tariff contributes to infrastructure needs which can take a long time to deliver, the default period will be 15 years from the date of the agreement, although this may vary depending on the precise nature of the obligation.

L8.9

Any S106 Agreement will include provisions for both overage and review mechanism(s). If the development is not completed within 3 years of the date of the planning permission, a further consideration of viability will be carried out at that stage (and every 3 years thereafter) for the purposes of determining whether the level of contribution should increase for the balance of the development still to be completed. In order to explore phased payments and/or a clawback mechanism, it will be necessary to use a cash flow model to explore the range of options and to measure the relative impacts of different potential solutions on project viability.

L8.10

The Council acknowledges that, in certain circumstances, a development may not be able to address all of the required planning obligations without the scheme becoming economically unviable. On these occasions, the Council will engage with developers on a site-by-site basis to consider whether contributions should be reduced in order to make development viable.

L8.11

The monitoring and management of planning obligations will be undertaken regularly to ensure that all obligations entered into are complied with on the part of both the developer and the Council, and that all financial contributions are spent in accordance with the S106 Agreement. The Trafford Developer Contribution system will be closely monitored and updated as necessary, having regard to its overall effectiveness, macro and local economic conditions, development viability, the emerging national and local policy and financial context, best practice, and the infrastructure delivery requirements of the borough.

L8.12

Further guidance on the Trafford Developer Contribution system and how it applies to specific localities and the likely quantum of contributions is provided in an associated Supplementary Planning Document.

IMPLEMENTATION

Implementation Mechanisms

Implementation will principally be through the planning application decision making process.

Delivery Agent

The delivery agent will be the private sector.

Timescales

This will be ongoing throughout the Plan period.

Funding

Funding will be through S106 contributions.

Justification

17.2 In order to make development acceptable and bring it into line with the objectives of sustainable development it is reasonable to seek planning contributions where a development can contribute to specific needs e.g. affordable housing or where developments have an adverse impact on local infrastructure, services and/or local amenities. In this way the Council is able to ensure that development proposals contribute, appropriately, to the provision of community infrastructure necessary to help achieve the sustainable community development and environmental improvement objectives of the Sustainable Community Strategy and the Core Strategy, including tackling climate change.

17.3 The Council already has a number of supplementary planning documents which detail arrangements for planning obligations for affordable housing, informal children's playing space/outdoor sports facilities, Red Rose Forest and highway and public transport scheme provision. However it will be necessary for new development to provide the necessary level of infrastructure as detailed in the Council's Local Infrastructure Plan and those associated with the climate change agenda.

17.4 Government guidance makes it clear that developers may reasonably be expected to pay for or contribute to the cost of all, or that part of, additional infrastructure provision which would not have been necessary but for their development. Although the effect of the infrastructure investment may be to confer some wider benefit on the community, the payments should be directly related in scale to the impact which the proposed development will make.

- 17.5 Securing such obligations will help to ensure that the site specific impacts of development proposals on the area surrounding the intended development site are properly mitigated by actions wholly funded and put in place by prospective developer(s) to make the development acceptable in physical planning and operational terms.
- 17.6 In relation to affordable housing, Policy L2 provides developers with more guidance on the level and type of planning obligations being sought by the Council. These policies have been informed by the Housing Market Assessment, the Housing Strategy and the Economic Viability Study.
- 17.7 The Council's Economic Viability study made an allowance for all planning obligations currently sought through the Revised UDP Adopted June 2006, before applying varied affordable housing contribution levels. The outcomes of this Study informed Policy L2 and will be used in the determination of individual planning applications. In cases where site specific issues of viability arise the Council will consider whether it is appropriate to agree a reduction in the total value of the contributions required for the proposed development, (whether or not such reduction is subject to an overage provision), or a phasing of the payments. The Council will either reduce all contributions payable pro rata or reduce/delete specific contributions to ensure that a larger portion of the total contribution received can be applied in accordance with an appropriate prioritisation for that particular development based on the objectives of this Plan. Further guidance on this is provided in the associated SPD.
- 17.8 It may not always be appropriate to agree to reduce the total amount of contributions payable where there are issues of viability relating to a specific development. Such a situation would arise, for example, where a developer seeks a reduction in the level of on-site affordable housing required to be provided, but to reduce the level of provision would prejudice the deliverability of affordable housing as required by this Plan. In such circumstances, the Council will engage with the developer at the earliest opportunity to try and agree an appropriate contribution or explore alternative means of delivering the plan objectives.
- 17.9 The SA acknowledges that securing the provision of public transport improvements will ensure the maximum positive outcome for SA Objectives: E1 "Reduce the effect of traffic on the environment"; E3 "Reduce contributions to climate change"; E8 "Protect and improve air quality"; and EC5 "Improve the social and environmental performance of the economy".
- 17.10 Community facilities could provide new education or health facilities to reduce locally identified inequalities, or for the promotion of community cohesion/wellbeing within a neighbourhood through the provision of a "community hall" for example. The specific requirements for developments will be judged on a site by site basis, based on the level of identified adverse impact that the development would have on local infrastructure, services and/or local amenities.
- 17.11 Planning obligations could be used to reduce inequalities by, for example, securing training opportunities in the construction trades during the development period and for other permanent opportunities created by development. The SA considers that such action would ensure the maximum positive outcome for SA Objective EC2 "Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage".

17.12

The Community Infrastructure Levy (CIL) Regulations 2010 came into effect on 6 April 2010. These empower local authorities to charge a levy on most types of new development. A charging schedule setting out CIL rates will be produced in due course and used alongside planning contributions to help fund the provision of infrastructure needed to support development in the Borough and make it acceptable and sustainable. Trafford Council will amend its developer contributions regime, as and when new legislation, guidance and regulations are issued.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE7 SC3 PE1, PE3, PE4, PE6, PE7 BH2, BH3 HQ8, HQ9
Strategic Objective(s)	SO1, SO2, SO3, SO4, SO5, SO6 & SO7
Place Objective(s)	TPO5, TPO13, TPO14, TPO15, TPO18 OTO5, OTO14, OTO15, OTO17, OTO19, OTO20, OTO21, OTO24 STO5, STO12, STO13, STO14, STO18, STO21 URO5, URO10, URO11, URO12, URO13, URO16 MVO4, MVO5, MVO8, MVO12, MO13 SAO9, SAO15, SAO16, SAO17, SAO19, SAO22 ALO10, ALO16, ALO18, ALO19, ALO20, ALO21, ALO22, ALO24, ALO27 RCO5, RCO6, RCO8, RCO9, RCO10 PAO12, PAO13, PAO14, PAO15, PAO16, PAO17, PAO20 CAO7, CAO11, CAO16, CAO17, CAO18, CAO19, CAO20, CAO25

- 21.1** Trafford's historic environment makes a major contribution to the attractiveness and local distinctiveness of the Borough. Heritage assets are buildings, monuments, sites, or landscapes of historic, archaeological, architectural or artistic interest whether designated or not. The significance, character, and appearance of these heritage assets are qualities that will be protected, maintained and enhanced.

POLICY RI: HISTORIC ENVIRONMENT

RI.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.

RI.2 Developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

Conservation Areas

RI.3 Trafford's Conservation Areas will be identified within the Land Allocations' DPD. Within these areas the Council will:

- Carry out, and update where necessary, Conservation Area Appraisals, to inform the production of new and revised Supplementary Planning Documents;
- Develop Management Plans for existing Conservation Areas;
- Determine applications for demolition, taking account of the contribution made by the building or structure to the character, appearance or special architectural interest of the area as a whole, including the merits of any proposed (re)development. Where development is to follow demolition, it will be a requirement that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal is secured before the existing building or structure is demolished; and
- Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes.

RI.4 As appropriate, the Council will designate additional areas of the Borough for Conservation Area status through the Land Allocations DPD.

Heritage Assets

RI.5

In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.

RI.6

Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings;
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk;
- Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest;
- Scheduled Monuments;
- Sites of archaeological significance;
- Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and
- The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals.

RI.7

The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.

RI.8

In areas of archaeological importance developers will be required to:

- Identify the presence or absence of remains of archaeological significance and take into account the potential for new finds; and
- Set out a framework for dealing with investigation, recording and preservation of any remains.

RI.9

The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of LPA.

IMPLEMENTATION

Implementation Mechanisms

The historic assets will be protected and enhanced through the planning application decision making process. These assets will be managed and maintained through the appropriate allocation of land in the Land Allocations Plan.

Delivery Agent

The delivery agents will include the public and private sectors.

Timescales

This will be ongoing throughout the Plan period.

Funding

Funding will generally be through public and private sector investment.

Justification

21.2

The importance of protecting the historic environment is recognised in national and regional planning policy. National guidance and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.

21.3

The following circulars should be read in conjunction with national guidance:

- Circular 01/01: Arrangements for Handling Heritage Applications – Notification and directions by the Secretary of State;
- Circular 09/05: Arrangements for Handling Heritage Applications – Notification To National Amenity Societies Direction 2005;
- Circular 01/07: Revisions to Principles of Selection for Listed Buildings; and
- Circular 08/09: Arrangements for Handling Heritage Applications – Notification to the Secretary of State.

21.4

Circulars 01/01 and 09/05 discuss arrangements for handling heritage applications. Circular 01/07 contains revised principles for use in listing decisions.

- 21.5** National guidance sets out a holistic approach to the management of the historic environment and heritage assets through the planning system. It comprises 12 key policies, supported by national guidance. The Guide outlines how government policy requires consideration of how new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 21.6** The re-use of existing assets and the modification of building stock within the historic environment contributes to achieving the national planning policy aim of sustainable development. These provisions, to promote mitigation of and adaptation to the effects of climate change, would support the sustainable principles contained in Policy L5. Within the context of complementing and enhancing the historic environment, it is important that such mitigation measures are sought without harm to the significance of the heritage assets identified. Specific advice as to appropriate methods of improving environmental performance can be found in English Heritage guidance.
- 21.7** English Heritage urges all local authorities to take a holistic view in defining all of the attributes making up landscapes and townscapes, for it is the accumulation of these which combine to make one place distinct from another. Such an approach enables the value of whole areas to be appreciated. In its document Conservation Principles, Policies and Guidance (April 2008) it builds on earlier statements and experience, to formalise an approach which takes account of a wide range of heritage values thereby taking account of the diverse ways in which people value the historic environment as part of their cultural and natural heritage.
- 21.8** Trafford has a significant number of historic assets: twenty-one Conservation Areas, over 240 listed buildings, three registered parks and gardens of special historic interest, one Scheduled Monument and over 500 non-designated sites with archaeological potential.
- 21.9** National guidance makes clear the importance for Local Authorities to provide Historic Environmental Records.
- 21.10** The Greater Manchester Historic Environment Record (HER) is a database comprising records of heritage assets, investigative events, sources, landscape and character data. The database sits on a geographic information system, and is linked to a substantial paper and digital image archive, and supported by the expert knowledge of GMAU staff. It is used for objective decision making in planning process, provides an evidence base for local authority spatial strategies, and is a key educational, research and public information tool.
- 21.11** The HER should be used to assess the extent, significance and condition of known heritage assets and the contribution that they may make to future development in the area. It should also be used to help predict the likelihood that new heritage assets, particularly sites of historic and archaeological interest, will be discovered, including through the development process.

21.12

Heritage assets in the Borough contribute to the unique character and quality of the historic built environment. These sites and buildings are an irreplaceable record of the Borough, which can contribute to our learning and understanding of the past including its social and economic history, and are also a resource for the future. It is therefore essential that we seek to preserve, protect and where appropriate, enhance these special buildings and sites, in line with national and regional planning policy guidance.

21.13

There is an opportunity for greater understanding, protection and enhancement of the distinctive characteristics within Trafford through the identification of locally significant historic buildings, structures and designed landscapes. The Greater Manchester Historic Landscape Characterisation Study may provide a useful, but not exhaustive, basis for this process.

21.14

Trafford's Urban Historic Landscape Characterisation Report was carried out by the Greater Manchester Archaeological Unit in July 2008. The report sets out an overview of Trafford's Historic Character as it has evolved over the centuries. Trafford has been split into 3000 separate records and mapped on GIS. These have been categorised into 13 broad character types. These broad types have then been further broken down into 45 historic landscape character sub types for example the residential broad type is broken down into 9 historic landscape character sub types including planned estates, terraced housing etc. Several types are considered to be of historical significance. These include the following:

- Open Field Type. The main areas identified of this type are in Warburton and Davenport Green;
- Historic Settlement Core which covers parts of Warburton, Dunham Town, Partington and Carrington. Altrincham shows areas of historic settlement core as a previous type but although there is some preservation of historic street layouts and building plots its present type is "commercial";
- Planned estates, although not very old, are also important to consider in terms of visual impact on a landscape scale as they are designed with a characteristic plan form; and
- Chemical works are identified as a sub type under Industrial. The chemical works at Carrington Moss is of a significant size to be a good example of this character type and could be deemed to be of historic interest and its features identified and retained.

21.15

It is also recognised that society is constantly developing and, as a result, historic assets are always under threat. Whilst it is acknowledged that social and economic development is essential for the Borough, it is important to ensure that this respects the Borough's distinctive historic character and contributes to its sense of place.

21.16

This policy seeks to ensure that all the Borough's heritage assets are safeguarded for the future, where possible enhanced and that change is appropriately managed and tested for its impact on the historic environment, for example street furniture, street layouts and lighting.

- 21.17** More guidance to developers on the opportunities and appropriate management of historically significant character types will be produced through Supplementary Planning Documents. This will set out appropriate assessment work required prior to planning permission that will ascertain important features both above and below ground.
- 21.18** Guidance to safeguard the character and assist future development in Conservation Areas has been produced for The Downs, The Devisdale, Bowdon, Ashley Heath Linotype, Warburton Village and South Hale. These will be revised and further guidance produced for other Conservation Areas following Character Appraisals for the Areas.
- 21.19** The prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon are visible from considerable distances. Development by virtue of its height, scale or inappropriate siting must not affect these important landscape features.
- 21.20** The Council has a duty to identify, evaluate and protect archaeological remains in the Borough. In addition to already identified sites and monuments Trafford's Urban Historic Landscape Characterisation Report contains information of previous landscape types highlighting the potential of further sites to be identified and the need for further investigation. This will be the subject of more detailed guidance.
- 21.21** Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with national guidance local communities should have access to their local heritage evidence base. With regard to sites of archaeological importance, developers will be encouraged, where appropriate, to maximise opportunities for participation, such as interpretation panels or heritage trails, to allow community access for further understanding as a public benefit.
- 21.22** For the avoidance of doubt, until such time that the Land Allocations DPD is adopted, the existing Conservation Areas will continue to be protected by policy ENV21 and ENV22 of the adopted Trafford UDP.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	PE1
Strategic Objective(s)	SO8
Place Objective(s)	TPO11, TPO20, TPO21 OTO25 STO22, STO23 URO17, MVO15 SAO23 ALO3, ALO28, RCO7, RCO13, PAO21, CAO26

25.1

Green spaces are important to local communities. The availability of open space, sport and recreation facilities are key factors to the quality of life and physical well being of people and can, by adding to the attractiveness of the Borough, encourage potential investors and thereby help stimulate urban regeneration. The Council is keen to raise and sustain an awareness of the health and other benefits of leisure pursuits amongst all ages of the local population.

POLICY R5: OPEN SPACE, SPORT AND RECREATION

R5.1

In order to remedy deficiencies in the provision of facilities in identified parts of the Borough and ensure that appropriate facilities are available to meet the needs of its residents across the whole of Trafford, the Council will secure the provision and maintenance of a range of sizes of good quality, accessible, play, sport, leisure, informal recreation and open space facilities.

R5.2

The Council will seek to address key areas of deficiency in quality and quantity of open space and indoor/outdoor leisure provision, in accordance with the recommendations and priorities of the Greenspace Strategy, the Leisure Management Review, Greenspace Assessment of Need, Outdoor Sports Facilities Study, and other associated reviews and strategies by adoption of the following actions and standards set out below:

- Protecting existing and securing the provision of areas of open space and outdoor sports facilities;
- Protecting and improving the quality of open space and outdoor sports facilities so they are fit for purpose;
- Securing a network of high quality play spaces and activity areas that are easily accessible to children and young people close to where they live;
- Establishing a clear hierarchy of greenspace sites with provision of Borough Parks, Town Parks, Neighbourhood Parks and Local Parks to serve communities appropriately;
- Establishing a clear hierarchy of leisure and sports facilities based on 3 types of provision across the Borough:
 - *Major wet and dry facilities (Stretford, Sale/Altrincham, Urmston, and Partington);*
 - *Satellite facilities (dry only), based in neighbourhoods; and*
 - *Multi-sport clubs.*
- Making the best use of community buildings, schools and other suitable assets to provide facilities and promote participation in a range of leisure activities; and
- Securing provision of cemetery and burial space in line with projected needs and improve the quality of existing sites.

R5.3

Accordingly developers will be required as appropriate to demonstrate how their development will protect, and encourage the use of Trafford's open space and sports/ recreation facilities.

Facility	Quantity Standard (Per 1000 Population)	Accessibility
Local open space	1.35 hectares	300 metres
Semi natural greenspace	2 hectares	1,200 metres
Provision for children/ young people, including equipped play and teenage provision	0.14 hectares	240 metres children 600 metres young people
Outdoor sports	1 hectare	1,800 metres
Swimming pools (pay to play)	10.2 square metres	1,800 metres
Health and fitness (pay to play)	3.6 stations	1,800 metres
Cemeteries and burial areas	No Standard *	

*There are no definitive national or local standards for cemeteries, therefore it is unrealistic to set quantitative standards or catchment areas. The current level of provision and capacity has been identified to meet the burial ground need of all faiths and application of standards will therefore focus on improving the quality of existing sites.

R5.4

All development will be expected to contribute on an appropriate scale to the provision of the above standards and the green infrastructure network (see Policy R3) either by way of on site provision, off site provision or by way of a financial contribution towards improving quantity or quality of provision. Such contributions will be secured in accordance with Policy L8 and Supplementary Planning Guidance linked to this policy. Development which results in an unacceptable loss of quantity of open space, sport or recreation facilities, or does not preserve the quality of such facilities will not be permitted.

R5.5

The Council will identify, protect and enhance Trafford's open spaces and sports facilities, through the Land Allocations DPD and Supplementary Planning Documents as appropriate.

IMPLEMENTATION

Implementation Mechanisms

Implementation will be through development within the Strategic Locations, Planning Obligations SPD, the Greenspace Strategy and through the planning application decision making process. The provision of open space will be protected and enhanced through the appropriate allocation of land in the Land Allocations DPD.

Delivery Agent

The delivery agents will be the public sector; the Strategic Leisure Group (a partnership between the Council, Trafford Community Leisure Trust and NHS Trafford) and the private sector.

Timescales

This will be ongoing throughout the Plan Period. Phasing for the development of the Strategic Locations is set out in detail in Tables LI and WI. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will be mainly through public and private sector investment and S106 contributions.

Justification

25.2

In accordance with national guidance Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.

25.3

In 2005 the Council published "Trafford's Green and Open Spaces - An Assessment of Need". The quantitative audit of green space in that document was updated in March 2009 and the qualitative section will be updated in 2010 as part of the Greenspace Strategy.

25.4

Overall, the Borough is reasonably well provided with open space to meet its future demands in line with the Natural England standard of 2 hectares of greenspace per 1000 population. Trafford has assessed 346 accessible greenspaces and concluded Trafford meets this standard. Consultation carried out as part of the assessment concluded the majority of residents felt there was enough open space and their use was local. Therefore local standards based on existing provision have been set. However the amount and particularly the quality of provision does vary across the Borough and opportunities to remedy local deficiencies must be maximised. Old Trafford, Stretford and some parts of Sale are deficient but areas close to the countryside such as Bowdon, Urmston, Flixton, Davyhulme, Partington and Sale are sufficient in the quantity of accessible semi natural green space. The general quality of provision in Flixton, Urmston, Partington and Sale West is poor. In particular many outdoor play areas do not meet the standards set by Fields in Trust and Play England. This is being addressed partially through the Trafford Play Strategy 2007, which lays out the vision of ensuring that Trafford offers the best possible play experiences for its children and young people, with strong links to other provision for children and young people such as children's centres and youth facilities. The Strategy includes an action plan to improve the quality of outdoor play spaces. Regular surveys will be carried out to assess the quality of open space sport and recreation facilities. Further information on quality standards will be detailed in SPD.

25.5

Accessibility Standards have been set based on Natural England's standard for Local Open Space, a 20 minute walking distance for semi natural greenspace based on consultation responses from the Greenspace Assessment, a 5-15 minute walk based on Fields in Trust standards for children/young people and a 30-minute walk/5-minute drive for sports/leisure facilities based on the maximum distance the Outdoor Sports Study felt it reasonable to expect residents to travel.

25.6

Countryside sites such as Sale Water Park and Dunham Massey have a role to play in meeting some of the formal and informal recreation needs of the local population. However, provision of readily accessible facilities within the urban area is essential to ensure sustainable communities and to reduce reliance on the private car. These urban areas, particularly those in Old Trafford, Timperley and Stretford, are shown to be deficient. The development of Stretford Meadows will help address this.

25.7

The Council has produced a Greenspace Strategy (January 2010) that will establish a hierarchy of open space with appropriate local standards of quality and quantity for each sub category of open space ranging from Country Parks and Town Parks through to Local Parks, Semi Natural Greenspaces, and Formal Gardens, with an associated catchment area/distance standard, level of facility provision and maintenance regime/staff presence. This hierarchy will be mapped and the Strategy will be used to guide decisions on capital and revenue resource allocation, as well as to highlight key spatial priorities and deficiencies to be addressed through funding bids and S106 planning obligations.

25.8

This important document will also be used to influence planning decisions and inform the update of the existing SPG on Informal/Children's Playing Space and Outdoor Sports Facilities Provision and Commuted Sums.

25.9

The Outdoor Sports Facilities Study 2009 concludes that the Borough is well provided for in terms of sports provision with some high quality facilities for football and athletics in the north of the Borough N.B. Provision for golf was not part of the study. In assessing the quantity of provision the study found this has not changed significantly since the 2001 Outdoor Sports Study. It is therefore recommended that standards in the UDP are taken forward. However, the number of teams playing football is increasing and there is more use of school sites. Work is ongoing into assessing this local demand and proposing improvements. A need for improvements in terms of quality, particularly to changing facilities and pitch drainage was identified in Trafford's PPG 17 Assessment of Need. The Quality was assessed in the Outdoor Sports Facilities Study using an adapted method based on the Sport England Pitch Quality Assessment Tool. More information is available in the Outdoor Sports Facilities Study. The wider use of school pitches would also help meet the increasing demand. Further consultation work will be carried out and reviewed annually to assess local issues of demand. This will inform the SPD.

25.10

Provision for public facilities in the south of the Borough is more limited but opportunities for community use of private facilities could be developed. The study also highlights facilities for community tennis are poor and a Tennis Strategy is recommended to address the situation.

25.11

The Trafford Leisure Management Review was carried out on behalf of a partnership between Trafford Community Leisure Trust, NHS Trafford and Trafford Council. The Review suggests pay to play is acceptable to users but the role of sports development is critical in increasing participation particularly in terms of under represented groups.

25.12

The Review has indicated a current small surplus of sports hall provision (4 courts), swimming pools and health and fitness facilities although a number of these facilities are in need of quality improvements. However many of these facilities are private member clubs and not accessible to the whole community. Therefore in looking at accessible facilities only, there is a deficiency in accessible (pay and play) provision for swimming pools and health and fitness. This was identified using modelling based on Sport England methods. Data was used from "Active Places" and Trafford data from the Regional Facilities Planning Modelling used in Sport England North West's Regional Facilities Strategy. Therefore, in order to address this deficiency a standard for swimming pools and health and fitness has been introduced. Existing sports hall provision will be retained and subject to periodic review to ensure there is adequate provision to meet demand.

25.13

There is also a significant need for capital investment to maintain provision. The review therefore recommends rationalisation of facilities in line with a hierarchy of provision. This will be carried out in a way that meets the identified needs of improving community health, increasing participation and reducing inequality.

25.14

Cemeteries and churchyards can be a significant source of open space, with valuable functions beyond their primary purpose, including supporting biodiversity and providing opportunities for informal recreation, whilst also improving accessibility by linking other greenspaces together. The quality of cemeteries is assessed independently on an annual basis, including quality of infrastructure, horticultural displays and biodiversity value. Trafford is presently preparing a Cemeteries Strategy to identify particular issues and priorities and areas for improvements.

25.15 However, research has revealed that capacity at current levels of demand is as follows, based on unused capacity set against demand for graves per annum:

Hale – nil
Urmston – 18-24 months
Stretford – 24-30 months
Dunham – 6 yrs
Sale – 8 yrs

25.16 New development will place increased pressure on the limited capacity of the sites listed above and a contribution towards meeting future demand will be needed to ensure there is adequate supply of cemeteries and burial grounds. The SPD will provide more detail on how contributions will be calculated and funded. If required, land for new cemeteries will be identified in the Land Allocations DPD.

25.17 An unacceptable loss of open space, sport or recreation facilities is deemed to be that which leads to a loss in quantity which could not be replaced with an area of equivalent or better quality in a suitable location to meet present and predicted future demand.

25.18 The Council will monitor at regular intervals the supply of and demand for open space, sport and recreation facilities and the location of new facilities to determine whether sufficient amounts of facilities are provided.

25.19 The Council in consultation with the Trafford Community Leisure Trust and other key stakeholders will consider the findings of this monitoring work to determine whether or not a review of this development plan policy is needed.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	BF3 PE1 HQ8, HQ9
Strategic Objective(s)	SO5
Place Objective(s)	TPO5, TPO13 OTO5, OTO14, OTO15, OTO16 STO5, STO12, STO13 URO5 MVO5, MVO10 SAO9, SAO16 ALO10, ALO18 RCO14 PAO12, PAO13 CAO7

- 26.1 Trafford already has a wide variety of cultural and tourism facilities that attract considerable numbers of visitors both from within and outside the Borough. Improving this offer will need to be about more than simply increasing the quantity, it will need to include improving the quality of facilities as well.

POLICY R6: CULTURE AND TOURISM

R6.1 The Council will encourage and continue to support the culture and tourism offer, and related developments where appropriate, that highlight and enhance the cultural heritage of the Borough, in accordance with national guidance and policies within the Development Plan for Trafford, in the following key areas:

- The Regional Centre, particularly within the Trafford Wharfside Strategic Location;
- Trafford's Town Centres, particularly Altrincham;
- The Trafford Centre Rectangle Strategic Location;
- Lancashire County Cricket Club Strategic Location;
- Dunham Massey Park and House; and
- Within the regeneration areas of Bucklow St Martins, Old Trafford and Sale Moor.

R6.2 Outside these locations, the Council will support appropriate improvements to, and the expansion of, the tourism and cultural offer; in accordance with national guidance and policies within the Development Plan for Trafford.

R6.3 Planning obligations will be sought in line with Policy L8, where appropriate, to link new development to improvements to the cultural setting of the proposed development including the provision of public art and improvements to the quality of existing facilities. Further guidance will be provided to developers in supplementary planning document(s).

R6.4 In addition, consideration will be given to the identification of a site through the Land Allocations DPD for the provision of the following:

- A hotel (upper-mid market) on the A56 corridor between Sale and Altrincham; and
- An art gallery with a local/regional focus.

R6.5 The Council will seek to protect existing theatre venues within the Borough. Where a development proposal results in the loss of such a facility consideration should be given to a replacement or the applicant will need to demonstrate that the facility is no longer required.

IMPLEMENTATION

Implementation Mechanisms

Implementation will be primarily through the planning application decision making process. The provision of cultural and tourism facilities will be enhanced through the appropriate allocation of land in the Land Allocations Plan.

Delivery Agent

Delivery agents will include the private sector, public sector and cultural partnership.

Timescales

This will be ongoing through the Plan Period. The Land Allocations Plan is scheduled to be adopted in 2014.

Funding

Funding will be through private and public sector investment and S106 contributions.

Justification

26.2

Trafford has a wide variety of cultural and tourism facilities that attract considerable numbers of visitors from within and outside of the Borough. However, there is a big divide between the resources available to the larger facilities and those for the local communities.

26.3

The diversity of cultural and tourism facilities within Trafford is showcased by regionally and nationally recognised institutions such as the Dunham Massey Park and House, the Imperial War Museum North, Lancashire County Cricket Ground and Manchester United Football Stadium. These facilities attract large numbers of visitors from both within and outside of the Borough. This policy recognises the importance of these institutions and will support developments which will reinforce the provision of cultural and tourism facilities in key locations, particularly those located within the Regional Centre, the Town Centres and the Trafford Centre Rectangle. In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in national guidance.

26.4

The Trafford Other Town Centre Uses Study (2009) refers to the growing importance of tourism to the sub-region's economy and anticipates an increasing demand for tourist facilities. Trafford receives a high proportion of overnight visitors (38% for Trafford in relation to 24% for Greater Manchester) due to the international and regional status of its attractions, which combined with the above average hotel occupancy rate for Greater Manchester, highlights the importance of securing appropriate hotel accommodation within the Borough. The provision of upper mid-market hotel provision and associated conference centre facilities would fulfil a qualitative need and serve a distinct geographical market identified in Trafford for hotel activity in proximity to Altrincham, Sale and Manchester Airport.

26.5

This policy recognises the importance of protecting and retaining theatre venues in order to sustain the strong demand for this cultural activity in the Borough. The loss of facilities reduces the opportunity for participation and puts pressure on the remaining venues. When a development proposal would result in the loss of such a facility the policy approach will be to determine why the facility is no longer required and give consideration to the provision of a replacement. In addition, there is an insufficient number of art galleries in Trafford alluding to an additional capacity of 2 or 3 additional galleries being able to be sustained by the Borough's population over the plan period. It is important to promote the provision of art galleries with a local or regional focus to contribute to increasing participation in and raising the profile of culture, which are objectives of the Cultural Strategy due to the recognised value of culture to improving well-being.

26.6

The provision of additional local cultural facilities will be targeted to those areas in greatest need of addressing spatial disparities, as detailed in the Cultural Strategy Action Plan (Year 4). The areas of greatest need are Bucklow St Martins, Old Trafford, Pomona, LCCC Area, Sale West and Sale Moor. The introduction of accessible cultural facilities can play a role in achieving the goals of the Sustainable Community Strategy, in particular those of increasing participation, reducing crime, promoting learning, increasing prosperity and improving health.

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
Key Objective(s) of the SCS	SE2, SE5 PE1, PE3 HQ8, HQ9
Strategic Objective(s)	SO2, SO3, SO8
Place Objective(s)	TPO9 OTO11 SAO14 RCO14, RCO15