

APPENDIX 4
New Trafford Local Plan Extracts

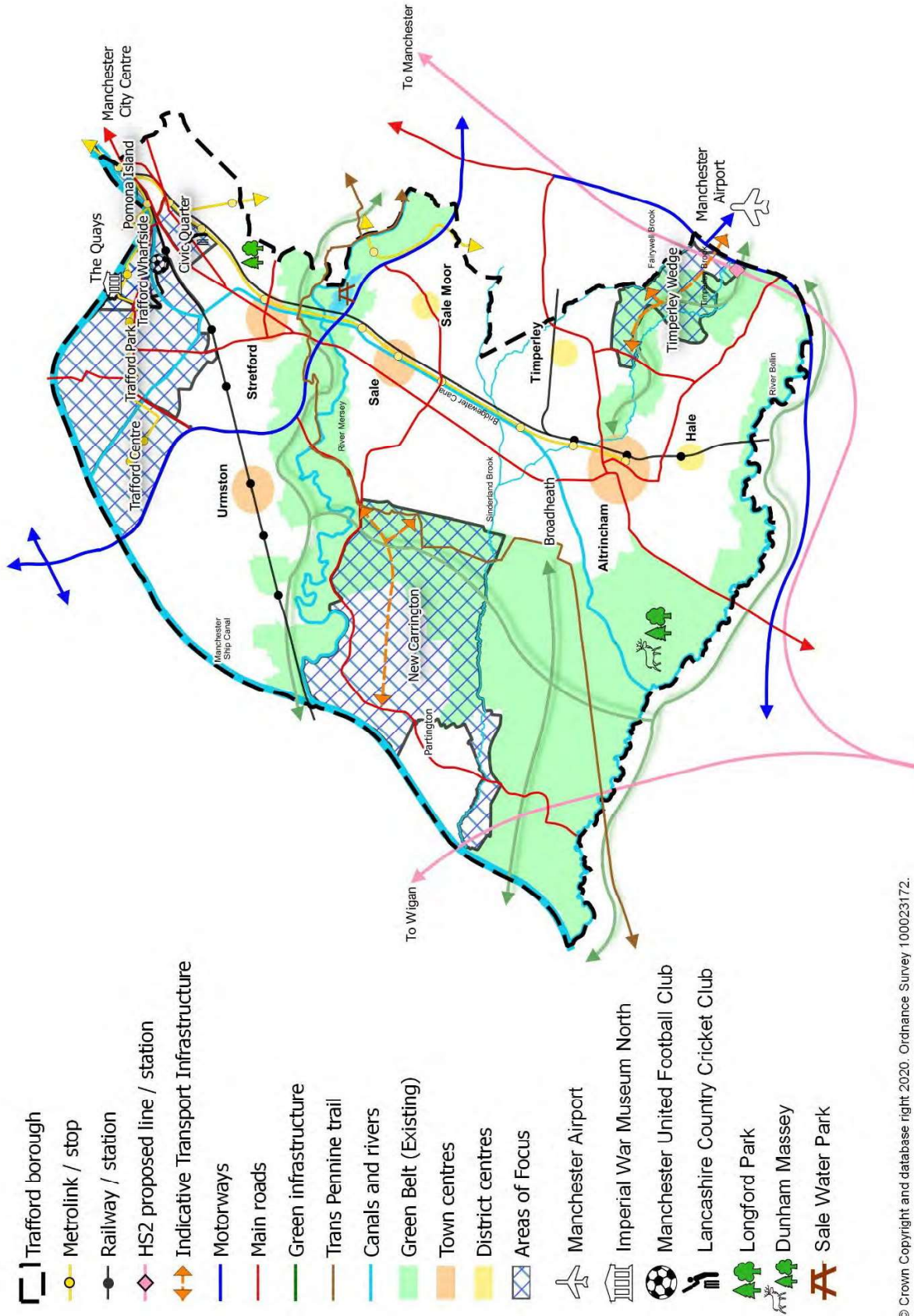


Trafford Local Plan February 2021

Regulation 18 Consultation Draft

4. Key Diagram

Figure 1 Key Diagram



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6. Strategic Objectives

SO1 Deliver the homes that Trafford needs

Create homes for the residents of Trafford within distinct and attractive neighbourhoods. Promoting a good choice of high quality, accessible, energy efficient housing people can afford in sustainable locations, of a size, mix, density and tenure needed. Address the housing crisis through the provision of affordable housing in the right mix to support the needs of all, including an ageing population.

SO2 Make Trafford accessible and equal for all

Develop an inclusive borough where places can be used by anybody regardless of age, sex or disability. A borough that embraces and celebrates diversity, accommodating differences in the way people use the built environment, providing the means to enable all of us to participate equally, independently, with choice and with dignity. Different needs are considered at the outset of the development process and as an integral part of the planning decision making process. Breaking down unnecessary barriers in a manner that benefits all.

SO3 Ensure Trafford's resilience and carbon neutrality

Promote the use of new technologies to help combat and adapt to climate change, minimising the impact of all new development on the environment. Strive for new development to be carbon neutral by 2028. Make Trafford resilient to the impacts of flood risk and our changing environment, maximising the role that green spaces have to play.

SO4 Secure successful, sustainable and healthy communities

Improve everybody's health, wellbeing and quality of life, creating neighbourhoods and places where people choose to live, enjoy and work with excellent cultural inclusivity. Help Trafford residents be as active for as long as possible in environments that encourage their physical activity, making the most of Trafford's greens spaces. Enable Trafford's young people to thrive, improving their skills and opportunities to access the local workforce.

SO5 Maintain Trafford's economic potential

Establish the right conditions to sustain new and diverse investment, enabling Trafford to remain competitive and contribute to the growth of the local, Greater Manchester and regional economies. Establish a suitable labour force for inclusive growth, attracting and retaining employment opportunities giving residents the skills and opportunities they need to access good quality sustainable jobs. Ensure Trafford is digitally connected and embraces new technological developments.

SO6 Revitalise Trafford's town centres

Make Trafford's town centres accessible to all users, promoting a greater diversity of uses, including residential development, and the evening economy. Strengthen the vitality and viability of Altrincham, Sale, Stretford and Urmston town centres which will be the focus for office, retail, leisure and cultural activity. Support identified District and Local Centres, including Partington, in the important role they play in the local community and economy.

SO7 Protect, improve and connect green assets

Create a high quality, varied and connected network of accessible open spaces and outdoor sports facilities; strengthen and expand Trafford's green infrastructure network to provide multiple benefits and services such as improving mental and physical health through activity. Secure

measurable gains for biodiversity and the natural environment. Prioritise brownfield development by encouraging the reuse and redevelopment of derelict land and buildings. Protect and enhance our network of waterways, improving access to and recognising their importance as 'green corridors' through the borough.

SO8 Reduce the need to travel

Integrate development so that housing, employment, retail, open space, community facilities and transport are well connected. Encourage efficient patterns of movement through an enhanced public transport, cycling and walking network, improving sustainable transport links across the borough making it easier to move sustainably around Trafford and contributing to cleaner air. Promote efficient use of land in the most sustainable well-connected locations in Trafford.

SO9 Enhance cultural, heritage and leisure assets

Protect, enhance and value the historic environment and buildings across all parts of Trafford. Respect, maintain and strengthen local character and distinctiveness recognising the contribution Trafford's heritage assets and their settings make to this. Recognise the important role culture, tourism and leisure play in the local economy, identifying additional facilities and those that need enrichment.

Q2. Do you agree with the draft Strategic Objectives and feel that they capture the priorities for Trafford? If not, please explain why (providing supporting evidence where appropriate).

8. Trafford's Places

Please see Appendix 1 of this draft Trafford Local Plan for a map of the "Places" covered by the following policies.

The Local Plan Strategic Objectives apply to the whole of Trafford and as such are somewhat "generic". To ensure that this Local Plan is producing outcomes for places, the borough has been divided into a number of locally distinctive places that each have their own identity and character. The priorities for each of Trafford's Places and how these contribute to achieving the Strategic Objectives of this Local Plan are set out below. The other policies within this Local Plan provide further detail on how proposals for development will take shape to address these priorities.

TP1 – Trafford's Places

Make Trafford accessible and equal for all (SO2)

- a) **All of Trafford's Places will contribute to Trafford being an inclusive borough for all users regardless of age, sex or disability. Trafford's Places will embrace and celebrate diversity and different needs will be considered throughout the development process.**

TP2 – Trafford Wharfside and Pomona

The area of Trafford Wharfside and Pomona is a key strategic part of Trafford falling within the Manchester Regional Centre on the south bank of the Manchester Ship Canal opposite Salford Quays and Ordsall. The area also forms part of, and is linked to, the Regional Centre of Greater Manchester.

Trafford Wharfside has great potential, as part of the Quays, for new economic and residential development and also contains Manchester United Football Club which is a sporting and visitor destination of international significance.



Pomona is part of the former Manchester Docks and has been largely vacant for over 20 years following its remediation and is one of the largest vacant sites in the Manchester City Region. There has been piecemeal residential development to date, although work is underway to develop a comprehensive Masterplan for the site to guide future development proposals. It represents a major opportunity to expand and diversify the offer of the Manchester City Region in this location.

Deliver the homes that Trafford needs (SO1)

- a) **A mix of houses and apartments will be provided in an attractive functional and innovative mixed use neighbourhood creating a new high quality sustainable community**

Ensure Trafford's resilience and carbon neutrality (SO3)

- b) **Opportunities to locate low-carbon / decentralised energy facilities within Trafford Wharfside and Pomona are encouraged and supported.**

- h) **Both the physical and environmental qualities of the Manchester Ship Canal, Bridgewater Canal and the Barton Bridge Swing Aqueduct are improved.**
- i) **The benefits of its location adjacent to the Manchester Ship Canal and the Bridgewater Canal are maximised by creating frontages onto it where appropriate and preserving and enhancing the existing canalside walkways and improving public access to these routes.**

Reduce the need to travel (SO8)

- j) **Improvements to the road layout to enable improved public transport and active travel connectivity, including Metrolink, between neighbourhoods and to employment locations securing improved access to the area by non-car modes of transport.**
- k) **Provision of significant road infrastructure as part of the West Gateway Infrastructure Scheme (WGIS).**
- l) **Improvements to pedestrian and cycling facilities connecting to the Bridgewater Canal, Manchester Ship Canal and other routes that contribute to Trafford's integrated active travel network will be secured.**

Enhance cultural, heritage and leisure assets (SO9)

- m) **Conserve heritage assets within and beyond the Trafford Centre Rectangle place boundary.**

TP5 – Old Trafford

Old Trafford is a densely populated area at the north east tip of the Borough, close to Manchester City Centre and dissected by the A56, Bridgewater Canal and the Manchester to Altrincham Metrolink line. It contains significant historic buildings many of which have listed building status and are contained in the Empress Conservation Area. It is home to dense residential development, both Victorian terraced housing and more modern social housing together with significant office development, anchored by Trafford Town Hall.



Old Trafford is home to the major tourist and leisure attractions of Lancashire County Cricket Club and Manchester United Football Club as well as being home to the new UA92 university campus.

The area as a whole suffers from low levels of open space and part of Clifford Ward is ranked among the 10% most deprived areas in the country. The area is known for its very diverse population and vibrant communities with a significant proportion of people who live there originating from black and minority ethnic (BME) backgrounds.

The area is relatively well served by bus links to the city centre, however there is a need to develop better orbital links, particularly to Trafford Park. The new Metrolink Trafford Park line has recently improved orbital links between Old Trafford, Trafford Park and the Trafford Centre.

The Civic Quarter Area Action Plan takes in a large part of the Old Trafford area. See Area of Focus policy AF6 for further details.

Deliver the homes that Trafford needs (SO1)

- a) **A mix of houses and apartments will be provided in an attractive functional and innovative mixed use neighbourhood creating a new high quality sustainable community**

Ensure Trafford's resilience and carbon neutrality (SO3)

- b) **Opportunities to locate low-carbon / decentralised energy facilities such as a District Heat Network and associated infrastructure within the Civic Quarter are encouraged and supported.**

Secure successful, sustainable and healthy communities (SO4)

- c) **Residents in Old Trafford have the skills and the ability to access jobs in Trafford Park, Stretford and the Regional Centre.**
- d) **Local employment opportunities will be accessible to all ethnic groups within the local community.**

Maintain Trafford's economic potential (SO5)

- e) **The development of offices and small-scale ancillary commercial/community uses limited to a level to meet the needs of the occupiers will be permitted at Cornbrook Station Office Area in line with policy EC2 (local employment areas).**
- f) **The development of small-scale business, industry and warehousing and similar appropriate uses will be permitted at Hadfield Street Industrial Area and at Longford Trading Estate in line with policy EC2 (local employment areas).**

Protect, improve and connect green assets (SO7)

- g) **Provision, where appropriate, is maintained, and/or enhanced at the Bridgewater Canal for recreational, biodiversity and active travel opportunities.**
- h) **Sufficient and good quality open space for recreational purposes within Old Trafford is to provide recreational opportunities to reduce current deficiencies and issues of poor quality in open space provision and outdoor sports facilities.**

Reduce the need to travel (SO8)

- i) **Diverse neighbourhoods including Old Trafford, Gorse Hill and Firswood are well connected with the Regional Centre and Stretford to enable easy access to employment, retail and community facilities.**
- j) **Improvements to the road layout to enable improved public transport and active travel connectivity between neighbourhoods and to employment locations particularly along the A56 and to the Regional Centre is encouraged.**
- k) **Improved sustainable transport links to Trafford Park, the Regional Centre and other employment areas are secured.**
- l) **Improvements to pedestrian and cycling facilities connecting to the Bridgewater Canal and other routes that contribute to Trafford's integrated active travel network are secured.**

Enhance cultural, heritage and leisure assets (SO9)

- m) **Conserve heritage assets within and beyond the Old Trafford place boundary.**

Q5. Do you agree with the draft Areas of Focus policies? If not, please explain why (providing supporting evidence where appropriate).

Q6. If you feel the Local Plan should identify a different Area of Focus please provide further information including a map indicating its location

AF6 – The Civic Quarter

The Civic Quarter area, within Old Trafford, takes in Trafford Town Hall, Lancashire Cricket Club, the Lumina Village, up to the A56 Chester Road including White City Retail Park. With circa 2.5 million visitors per year to Manchester United Football Club and 500,000 to the cricket ground, this area is the most visited place in the Borough.

An Area Action Plan (AAP) for the Civic Quarter Area is being developed by Trafford Council in partnership with Bruntwood Joint Venture which will form part of the Development Plan for Trafford. The AAP establishes how opportunities in the Civic Quarter area can be realised, establishing a vision and strategic objectives for how the area will change up to 2037 and beyond.



The Civic Quarter's strategic position just to the south of Manchester City Centre, provides the opportunity for development to act as a catalyst for regeneration and renewal of the Civic Quarter area and beyond. The area suffers from a number of issues the dominance of car parking, poor pedestrian connectivity and a lack of identity. The AAP presents the opportunity for a refurbished leisure centre, improvements to the facilities at Lancashire County Cricket Club, the creation of a vibrant new mixed-use community, improved pedestrian and cycling routes and the creation of a strong identity through gateway buildings and new neighbourhoods.

For further detail on this Area of Focus please see the emerging Area Action Plan which is available on the Trafford Council Planning web pages at <https://www.trafford.gov.uk/planning/strategic-planning/Development-Plan/Civic-Quarter-AAP-Consultation.aspx>

AF7 – New Carrington

Please note the New Carrington allocation is proposed as part of a sub-regional plan for the wider city region - the detailed allocation policy and supporting evidence for the allocation will therefore be published as part of that Plan. To achieve the development quantum outlined below will require amendments to the Green Belt boundary which will also be dealt with through the sub-regional Plan.

The area has been identified as an Area of Focus in the Trafford Local Plan to reflect the anticipated development in this location.

New Carrington is located to the west of Trafford and provides an opportunity to deliver a new community of a significant scale adjacent to the existing urban areas of Partington, Carrington and Sale West. The site includes the former Shell Carrington industrial estate, a large area of brownfield land, which will be redeveloped as part of the wider scheme.

10. Inclusive Places

IP1 – Inclusive Economy

- IP1.1** The policies set out within this Local Plan combined, identify how Trafford Council will ensure that new development actively contributes to the delivery of inclusive growth that takes in to account the needs of all users regardless of age, sex or disability.
- IP1.2** To reduce inequalities, create inclusive sustainable communities and help make Trafford accessible to all, this Local Plan will expect:

Residential led proposals to:

- Deliver the right mix of good quality market and affordable homes for social rent in safe and secure neighbourhoods (Policy HN1);
- Ensure that as many homes as possible are built to accessible and adaptable standards (Policy HN6);
- Meet the housing needs of those members of the community with specialist needs (including the elderly and those with limited physical mobility, learning difficulties or dementia) (Policy HN3 and Policy HN6);
- Ensure that proposals incorporate a varied amount of public open space which offers local communities opportunities for recreation, whilst offering opportunities to protect and enhance biodiversity (Policy OS1 and Policy NE1);
- Enable safe and accessible routes for active travel through sites to encourage greater levels of walking and cycling (Policy ST3);
- Be of a high quality design which respects and contributes to the existing built environment (Policy IP5); and
- Support the transition for homes to become zero carbon by 2028 (Policy CC2).

Employment led proposals to:

- Be located where they are accessible by a range of modes of sustainable transport (including walking, cycling and public transport) (Policy ST1);
- Offer secure employment opportunities for local residents (Policy EC1);
- Facilitate training and up-skilling opportunities to help improve the employment opportunities for local communities (Policy EC1);
- Ensure that they do not become an unacceptable detrimental impact on neighbouring land uses and occupiers through excessive levels of noise, odour, air or water pollution, or vehicle movements (Policy IP5, EP1, EP2 EP3, EP4 and WF1);
- Incorporate landscaping and green features (such as green walls, roofs and SuDS) to help deliver a biodiversity net gain (Policy GT1);
- Maximise the potential for decentralised and renewable energy sources to help support the transition to a greener economy (Policy CC2).

Retail, leisure, town centre and community facility led proposals to:

- Help support the vitality of the Borough's existing local, district and town centres (Policy TC1);

- **Help sustain a range of services which meet the day-to-day needs of local communities (Policy TC1);**
- **Be located where they are accessible by walking, cycling and public transport (Policy ST1);**
- **Be designed in a way to ensure that they are accessible to members of the community with extra mobility requirements (Policy IP5);**
- **Be sited and designed to ensure that they do not have a detrimental impact (through for example noise, odour or opening hours) on existing residential areas (Policy EP2 and IP5);**
- **Limit the over concentration of uses that would have adverse impacts on the health of Trafford's residents, particularly young people (Policy IP3); and**
- **Help facilitate greater community interaction and support ways to help improve the health and well-being of the Borough's residents (Policy IP3).**

IP1.3 In all cases, proposals will also be expected to contribute to all the necessary infrastructure, services and community facilities needed to ensure that new development does not place unfair burdens on existing communities and service providers.

Justification

Although Trafford is often perceived as an affluent borough, not everyone in Trafford has the opportunity to share in an excellent quality of life and Trafford's growing prosperity. Trafford is a borough of contrasts and some neighbourhoods are amongst the most disadvantaged in the country.

Trafford is a borough where in some locations extremes of wealth and poverty continue to exist, bringing mixed employment prospects and access to services for different parts of the community. The Council strives to provide accessible employment opportunities and sustainable communities that foster community cohesion.

Inclusive Places enable everyone to fully participate in their communities giving them the opportunity to remain in their homes and communities as their needs change throughout their lives. Inclusive places offer equal accessibility and opportunity to all enabling everyone to fully participate in their communities.



Inclusive places offer equal accessibility and opportunity to all enabling everyone to fully participate in their communities.

Development can have a significant, typically cumulatively, impact on social cohesion in communities and residents quality of life. Considering how development can, for example reduce the fear of crime, improve access to employment opportunities, provide sustainable transport opportunities and good quality homes people need and can afford can all help to create inclusive places.

IP2 – Presumption in favour of sustainable development

IP2.1 When considering all development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out in national planning policy. Developments will be shaped by the suite of Development Plan policies to ensure that development and growth are positive,

sustainable work to the benefit of residents and businesses, and enhance the existing physical environment.

- IP2.2 The Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible without delay, and to secure development that improves the economic, social and environmental conditions in the area on sites that can deliver at pace that provide sufficient infrastructure mitigate their impacts and support the policies in this development plan.**
- IP2.3 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in the Greater Manchester Spatial Framework, adopted Neighbourhood Plans and Supplementary Planning Documents) when taken as a whole, will be granted permission unless material considerations indicate otherwise.**

Justification

National planning policy states that *“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*.



There are three dimensions to sustainable development: economic, social and environmental. National policy clarifies that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

National policy confirms that there should be a presumption in favour of sustainable development, which all plans should be based upon and reflect this

presumption with clear policies to guide how the presumption will be applied locally.

The Trafford Local Plan is a positive strategic plan that seeks to deliver the growth that Trafford needs in a sustainable way up to 2037. It is consistent and in general conformity with national policy. For the avoidance of doubt, this policy sets out the overarching aims for sustainable development.

IP3 – Health and well-being

- IP3.1 Trafford Council will seek to reduce health related inequalities across the Borough, by helping all residents to establish and maintain healthier lifestyles. To achieve this, the Council will work closely with key partners to ensure that both existing and future communities have good access to a suitable range of health and social care facilities, particularly in areas of high need / demand.**
- IP3.2 Proposals which include the provision of health facilities (available to the general public) will be supported where they help to meet an identified need for such services, and where they are accessible by public transport and active modes of travel (i.e. walking and cycling).**

- IP3.3 Major residential development schemes, will be required to demonstrate how safe and convenient access by active modes of travel to on-site public open space(s) and other community facilities (at a level established in this Local Plan) have been clearly considered within the development site's layout. This should also include, where appropriate, access to open space or community facilities in the immediate vicinity of the proposal site's boundary.**
- IP3.4 Major residential or employment development with no on-site provision of open space or community facilities, proposals will be required to demonstrate how they can support active modes of travel through their site, in accordance with Policy ST3.**
- IP3.5 On major development proposals, or for schemes which are considered to have a potential detrimental impact on health, the Council may also require a Health Impact Assessment to be undertaken.**
- IP3.6 Development proposals which are deemed to have a detrimental impact on the health and well-being of the Borough's residents will not be supported. This includes proposals which would result in an overconcentration of uses, particularly where they would impact more vulnerable members of the community.**

Justification

Trafford Council seeks to support and promote healthy behaviours and environments, helping to reduce health and education inequalities for people of all ages, giving Trafford residents the best start in life. A good quality education and providing residents with the skills to access employment opportunities are intrinsically linked to a healthy and successful population.

The policies in this plan provide the local community with opportunities to improve their physical and mental health, improve their skill set and their chances at accessing and retaining a good quality job (Policy IP4).

Mental wellbeing will be supported through accessible, safe environments that provide good amenity and enable social connections to be made between people. The layout of buildings, the design of public realm, active travel provision, green space and soft landscaping can help positively contribute towards mental wellbeing. Development that increases potential for crime, has a negative impact on amenity such as through noise pollution and reduces the possibility for social connections can have a negative impact on mental wellbeing.

A Health Impact Assessment can be used to assess the impact of development proposals on health and wellbeing showing, they should show how health and wellbeing has been considered throughout the development process minimising negative impacts. Further guidance on Health Impact Assessments of development will be informed by future evidence base work for the Local Plan.

Trafford Council's Health and Planning teams will work together to forecast likely residential growth in relation to pressure on health.



IP4 – Education and skills

Education

- IP4.1** Trafford Council seeks to give its residents the best start in life through maintaining excellent educational standards. To achieve this the Council will work with the relevant organisations to ensure:
- A sufficient supply of early years provision is made available to give children a good start in life;
 - Good quality primary and secondary school places are provided within a reasonable distance to Trafford’s main residential areas; and
 - Support the enhancement of higher education provision to equip residents with the skills and qualifications needed to be successful throughout their working lives.
- IP4.2** Opportunities which expand the range and quality of educational facilities within the Borough will therefore be encouraged and supported. Proposals for such developments will be expected to be:
- a) Designed to a high standard and quality;
 - b) Accessible to local communities by sustainable modes of transport; and
 - c) Where possible, offer opportunities for wider community use of facilities (for example sports halls and playing fields) at evenings and weekends.
- IP4.3** To ensure that new development does not over burden the capacity of existing educational facilities, applicants for major residential proposals will be encouraged to undertake early engagement with Trafford’s Education services to determine the educational requirements associated with new development.
- IP4.4** In circumstances where new development would result in increased demand for educational places, the Council will first look to accommodate increased capacity in existing facilities. In such cases, an appropriate financial contribution (through S106, CIL or equivalent) will be expected to be provided by the developer.
- IP4.5** If new educational facilities are required, sufficient land and the funding required to build the educational facility will be expected to be provided by the developer. In such cases, applicants will be expected to work with the Local Education Authority to determine the necessary requirements for any new buildings and facilities. The LEA will determine when the new school is required once all options for the expansion of existing schools in the local area have been fully realised.
- IP4.6** On major development schemes, the provision of new educational facilities will be required to be phased appropriately, to ensure that the development does not place a capacity burden on existing facilities in the surrounding area.
- IP4.7** The cumulative impact of residential developments of less than 50 units, and the pressure they place on education provision in Trafford, will be considered through the development management process and where necessary financial contributions may be required to mitigate these impacts.

Skills

- IP4.8 Development proposals will be supported where they include provisions to help improve skills, and offer training to local residents helping them be successful throughout their working lives.**
- IP4.9 Proposals for major development will be expected to demonstrate how they will (as a minimum):**
- a) Identify and implement opportunities for the employment and up-skilling of local people;**
 - b) Utilise opportunities for apprenticeships or work experience for the Borough's young adults; and**
 - c) Work with Trafford based companies to maximise the use of existing local supply chains.**
- IP4.10 All proposals that generate additional employment opportunities will be encouraged to support The Trafford Pledge programme (to help those residents who are disadvantaged in the labour market).**

Justification

Demand for school places in Trafford is high due to its outstanding schools which attract many pupils from outside the borough. The movement of pupils in to and around Trafford is supported by its excellent transport links. Any new housing development will attract families who will need to be accommodated in Trafford's schools therefore the demand for school places will need to be carefully considered and managed.

The cumulative impact of smaller developments and changes within permitted development (i.e. office to residential conversions) place pressure on education service provision in Trafford and their impact will be closely considered as part of the development management process.

Trafford Council's Education and Planning teams will work together to forecast likely residential growth in relation to pressure on health and school catchment areas.

Supporting a local workforce

Trafford's Corporate Plan (2019) wants to ensure that people have the skills and aptitude they need in order to access employment through excellent infrastructure connectivity.

Applications for proposed development will be considered in light of the contribution they make to supporting a local workforce. The Trafford Corporate Plan (2019) has identified one of its priorities as ensuring that "Trafford has successful and thriving town centres and communities". To achieve this, the Corporate Plan seeks to:

- to further develop our strong economy
- to continue to create jobs and opportunities for people
- Trafford to be a key destination for business
- people to be able to make a difference in their neighbourhoods
- a strong, dynamic and diverse voluntary sector
- to create inclusive, thriving places where people want to learn, live and work and relax

The Trafford Pledge matches local businesses with residents, benefitting the local community and wider economy aiming to bridge the skills gap. Businesses who sign up commit to supporting the residents of Trafford in to employment. Local residents are matched with local opportunities, in particular those residents who are disadvantaged in the labour market.



Trafford is seen as a prosperous borough and its strong economy should be maintained. This economy needs to be more inclusive, it needs to support a good quality of life for all, and it needs to provide employment, business and growth opportunities across Trafford as a whole.

Proposals for major development will be required to demonstrate how they will provide opportunities for residents to improve their skills, provide apprenticeships for local residents and make use of a local workforce. These requirements and the thresholds for developments to trigger these requirements will be expanded upon and further detailed following further evidence base work to support the Local Plan.

IP5 – Design

IP5.1 Details on the following matters should be demonstrated by way of a Design and Access Statement associated with a planning application as appropriate.

Design quality

IP5.2 In relation to matters of design, development must:

- a) **Be appropriate in its context;**
- b) **Make best use of opportunities to improve the character and quality of an area;**
- c) **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;**
- d) **Make appropriate provision for open space, where appropriate, in accordance with Policy OS1 of this Plan.**

Functionality

IP5.3 In relation to matters of functionality, development must:

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

Protecting Amenity

IP5.4 In relation to matters of amenity protection, development must:

- a) **Be compatible with the surrounding area and;**
- b) **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

IP5.5 In relation to matters of security, development must:

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

Accessibility

IP5.6 In relation to matters of accessibility, development must:

- a) **Be fully accessible and useable by all sections of the community such as by providing tactile paving surfaces, dropped kerbs, segregation of pedestrians and cyclists, ramps and handrails.**
- b) **Provide good connections within the site and to adjoining areas;**
- c) **Where relevant ensure that streets and public spaces are designed to provide safe and attractive environment for walkers and cyclists; and**
- d) **Provide safe, convenient links to public transport and community facilities.**

IP5.7 Applications for new residential development will need to be in line with this Local Plan's Adaptable and Accessible Homes Policy HN6.

Justification

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 x make a positive contribution towards attracting and maintaining socially, environmentally and economically sustainable communities.

Design quality

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.

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

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 Part H Building regulations (2002), and will provide space to accommodate on site waste recycling facilities.

Protecting amenity

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

As detailed in national guidance and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced 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;
- Security measures such as perimeter fences that are both effective in preventing crime and attractive in design.

Accessibility

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.

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.

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.

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, CABI 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 CABI 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.



11. Land for new homes

HO1 – Scale, phasing and distribution of new housing development

HO1.1 The Council will seek to ensure that a suitable range of sites are made available across Trafford, to help meet the needs of all sectors of the local community in securing well designed and high quality homes. This includes the provision of affordable housing (including social rent), accessible and adaptable homes and accommodation which is suitable for members of the local community with specialist needs.

HO1.2 The following strategic matters of scale, phasing and distribution of new housing development will be taken into consideration in releasing land for new homes. The release of land for new homes will be subject to the capacity of the urban area and infrastructure to accommodate the development and the need to protect the environment.

Scale and phasing

HO1.3 In line with the Greater Manchester Spatial Framework, between 1 April 2020 and 31 March 2037 (the Plan Period) a minimum of 18,546 net additional dwellings will be delivered in Trafford, or an average of around 1,091 per year¹.

HO1.4 The phasing of Trafford's housing requirement is stepped across the plan period as set out in table 2.

Table 2: Trafford's housing requirement up to 2037

	1st April 2020 – 31st March 2025	1st April 2025 – 31st March 2030	1st April 2030 – 31st March 2037
Dwellings to be delivered per year	591	1,091	1,448

HO1.5 The Council will regularly monitor the level of housing being delivered across the plan period. If at any point a cumulative shortfall in housing delivery is identified compared to the phased requirements in HO1.4, the Council will seek to determine the reasons for under performance and take development management action to augment the supply of deliverable sites to improve performance.

Distribution

HO1.6 The locations where significant new housing development is to be primarily directed over the plan period in Trafford will be in the following Areas of Focus as identified in this Local Plan:

- Pomona Island (Policy AF1) – around 2,400 dwellings
- Trafford Wharfside (Policy AF2) – around 2,000 dwellings
- Trafford Centre Rectangle (Policy AF4) – around 1,900 dwellings
- Town Centres (Policy AF5) – around 700 dwellings
- Civic Quarter (Policy AF6) – around 2,700 dwellings
- New Carrington (Policy AF7) – around 4,300 dwellings (subject to a sub-regional Plan)

¹ Greater Manchester Spatial Framework (2020)

- g) **Timperley Wedge (Policy AF8) – around 1,700 dwellings (subject to a sub-regional Plan)**

HO1.7 Sites identified for housing within these Areas of Focus will be delivered in a phased approach across the plan period, in line with the phasing in policy HO1.4. The development requirements relating to each individual Areas of Focus are set out in the Area of Focus policies. The phasing and distribution of Trafford’s housing land supply is set out in the adopted Strategic Housing Land Availability Assessment.

HO1.8 In addition to these Areas of Focus, development will be directed within Trafford’s Places as set out in Table 2. Higher levels of development in individual places will be permitted where this is consistent with the overall strategy of the plan.

Table 3: Net additional homes by Trafford Place

Please note these figures are subject to change based on the progress of any sub-regional plan.

Place	Net additional homes
Trafford Wharfside and Pomona Island	4,509
Old Trafford	4,381
Trafford Centre	1,920
Urmston	230
Stretford	1,029
Mersey Valley	0
Carrington and Partington (including the New Carrington GMSF 2020 Allocation)	5,061
Rural Communities	1
Sale	544
Altrincham (including the Timperley Wedge GMSF 2020 Allocation)	2,837
Windfall allowance*	777
Total	21,289

*** This allowance accounts for smaller sites which come forward for development outside of the identified land supply but is not broken down by place.**

HO1.9 The Council will support the provision of new housing that makes as much use as possible of previously developed land or “brownfield land”, within the existing urban area. This will be achieved through new build, conversion and sub-division of existing properties.

HO1.10 The Council will seek to ensure the efficient use of land, concentrating higher density development in the most sustainable locations, close to services and facilities as well as public and active transport links; where it can be demonstrated that it is consistent with other policies in the Development Plan.

HO1.11 In less sustainable locations in Trafford, housing development will only be acceptable where appropriate provision to meet local infrastructure needs will be delivered. The Council will avoid the development of isolated homes in the countryside unless one or more of the circumstances set out in national planning guidance apply.

HO1.12 The development of greenfield land will only be considered favourable where it can be demonstrated that the proposed development:

- a) will be capable of creating sustainable communities;
- b) will contribute significantly to the Development Plan's overall objectives; and
- c) will not compromise the Council's achievement of its brownfield land priority over the plan period and that without its release, the Council's 5 year housing land supply could not be delivered.

HO1.13 The best and most versatile agricultural land will be protected where appropriate. Any risk of soil contamination will be avoided in all circumstances during the construction phase of development.

HO1.14 Housing development will be resisted where it would undermine an existing well performing use or where it would have a negative impact on a protected area or character area.

HO1.15 The Council will not support the net loss of housing given the need to increase the supply of housing in Trafford, in line with national and Greater Manchester objectives.

Justification

Scale and phasing

There is a requirement to plan to meet the housing needs of a growing population and support the government's objective of significantly boosting the supply of homes. The housing requirement is a central part of any Local Plan. It is a way of helping to ensure that there is a continued and sufficient supply of new homes to meet the needs of people wanting to live in Trafford and supports a more inclusive Borough.



The amount of new housing that Trafford needs to provide is driven by demographic changes and the proposed scale of economic growth in Greater Manchester. If insufficient new homes are provided to meet increasing demand, then there is a risk that affordability levels will worsen and people will not have access to suitable accommodation that meets their needs in Trafford. The construction of new housing is also an important part of the Trafford economy, providing large numbers of jobs and securing the redevelopment of derelict and underused sites.

Trafford is expected to have one of the highest levels of population growth in Greater Manchester outside the two cities of Salford and Manchester. This projected demographic change largely mirrors the pattern of recent and forecast economic growth.

The housing requirement shown in this draft Trafford Local Plan was set in the GMSF (2020) and is 18,546 homes in total. The GMSF sought to meet the Local Housing Need figure for the whole of Greater Manchester, redistributing the figures between the 10 GM local authorities in accordance with the GMSF Spatial Strategy. It is anticipated that the rate of housing delivery will be reasonably even across the whole plan period in line with the stepped phasing set out in this policy. Nevertheless, there is likely to be significant peaks and troughs in net completions due to changing wider economic and housing market conditions, and depending on when large housing schemes are completed. Housing completions will be monitored regularly throughout the plan period. It is anticipated that housing delivery will increase later in the plan period.

As the response to the Covid19 pandemic continues the impact that this has on housing delivery will be assessed and where necessary policies monitored and reviewed to reflect any required changes.

Distribution

The location of new dwellings within Trafford will have to respond to a wide variety of objectives. For example, minimising the need to travel, maximising the reuse of previously developed land, responding to opportunities for higher densities and ensuring that all sectors of communities have access to new housing.

A large proportion of new housing is being directed to the Areas of Focus. However, opportunities for new housing have also been identified across many other places in Trafford, helping to provide a wide range of options for existing and future residents.

The distribution of land identified in table 1 reflects both the aspirations of the Manchester City Region and the Council's wider objectives, including those of the Trafford Housing Strategy 2018-2023 (June 2018), 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) 2020.

The precise distribution of new housing within Trafford will be influenced by the sites that become available in different locations, and so the distribution of new homes could deviate from that shown in table 1. The distribution shown reflects the proposed allocations in the GMSF 2020 as well as Local Plan allocations.

Directing new housing towards previously developed sites within the existing urban area will help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development. Previously developed sites are often in relatively sustainable locations, close to facilities and served by existing infrastructure. The sites are identified within the Brownfield Register.

Promoting appropriate density requirements, helping to ensure that developments maximise the use of available land and reduce the amount of land required to meet needs is a key issue. Promoting higher density development in the most sustainable locations in Trafford, including town centres and key public transport hubs, such as Metrolink, where appropriate.

Given the need to deliver housing in the future, it will put pressure on land which has not previously been needed for housing. Housing development will be resisted in areas that have existing well performing uses, character areas and areas of protection. For example employment areas, environmental designation, conservation areas, residential gardens, open space, countryside and greenfield land.

Q8. Do you agree with draft policy HO1 in relation to the distribution of development, concentrating higher densities in the most accessible locations? If not, please explain why (providing supporting evidence where appropriate).

HO2 – Land release for new residential development

HO2.1 The sites allocated on the Policies Map and listed in Appendix 2 will be released for residential development in a phased manner over the Plan Period.

HO2.2 Proposals for residential development will be permitted on these sites provided that they meet the following criteria:

- a) The proposal takes into account the site's ability to meeting the scale, phasing and distribution of housing development as set out in policy HO1;**

- b) **Appropriate provision is made for meeting housing need in line with policies HN1;**
- c) **The development makes efficient use of the site,**
- d) **Be of an appropriate scale and density that would not result in (individually or cumulatively) over development of the existing settlement and/or surrounding area, in a manner that protects or enhances the distinctiveness and character of the area/s;**
- e) **The proposal takes into account the physical environment of the site and its surroundings;**
- f) **The historic environment is conserved and enhanced;**
- g) **There is a high standard and quality of design, and complies with the design principles set out in policy IP5 and any adopted Council supplementary planning guidance;**
- h) **Nationally described space standards are met;**
- i) **New dwellings are built to the ‘accessible and adaptable’ standards² and in line with policy HN6 unless specific site conditions make this impracticable;**
- j) **New dwellings are well served by public transport, walking and cycling routes, utilities and digital infrastructure;**
- k) **They constitute sustainable development and would help the Council to meet its Carbon Neutral priorities; and**
- l) **Due regard has been paid to all other relevant Policies in the Development Plan.**

HO2.3 In delivering residential development, the Council will require, where necessary, and in accordance with the Development Plan and supplementary planning guidance, the applicant to demonstrate that required site specific mitigation, (including affordable housing and open space) will be delivered in addition to necessary developer contributions to enable the delivery of key infrastructure.

HO2.4 Small-scale development sites, identified as having a capacity/site size of less than 10 units, are not specifically allocated on the Policies Map and identified in Appendix 2. These are identified in the Council’s Strategic Housing Land Availability Assessment. It is anticipated that these sites will come forward during the plan period without the need to specifically allocate them.

HO2.5 The best and most versatile agricultural land will be protected where appropriate. Any risk of soil contamination will be avoided in all circumstances during the construction phase of development.

Justification

Land release for new residential development will need to be in conformity with policy HO1 in terms of the scale, phasing and distribution of new housing.

The pressure for housing development remains strong in many parts of Trafford, particularly in southern areas. This demand must be carefully managed, to ensure that the qualities and characteristics that attract people to the area in the first place are retained and that the demand can be accommodated without placing excessive pressure on existing infrastructure and services and undermining the spatial priorities of the Local Plan.

To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

² Part M4(2) of the Building Regulations Approved Document M – Access to and use of buildings: Volume 1 Dwellings

In meeting the minimum of 18,546 net additional dwellings to be delivered in Trafford over the period 2020-37, the sites allocated on the Policies Map and listed in Appendix 2 will be released for residential development in a phased manner over the Plan period. This is in addition to the GMSF 2020 allocations for housing at New Carrington and Timperley Wedge.

Appendix 2 provides a summary table of all housing sites (with a 10 units and more threshold); where these sites are to be delivered as part of mixed use developments, this is indicated and the uses specified where appropriate. It also details the phased release of these sites and the broad density assumptions to be applied to the site, although it is acknowledged that at the detailed design stage, these may need to be reviewed to reflect site specific considerations.

Site areas are approximate and are expressed as the gross area of the site. The area that is suitable for development may be smaller due to constraints such as trees, landscape features, flood risk, access or heritage assets. Similarly site capacities are approximate, based on the site density assumptions set out in this policy and will ultimately be determined by site specific characteristics.

The supply of housing land for the period 2020-2037 is made up of a number of different components. On top of the Local Plan allocations for residential development, other smaller sites are identified in the Strategic Housing Land Availability Assessment. Trafford benefits from a number of existing planning permissions for housing, many could be implemented in the early phases of the plan period.

Qualifying developments will be subject to the Trafford Community Infrastructure Levy (CIL). CIL identifies critical infrastructure which is needed to assist in the delivery of the Trafford Local Plan. However, in addition to contributing to the CIL, and dependent upon the scale of development proposed, applicants are also likely to be required to enter into site specific Section 106 agreement for the provision of, for example, affordable housing, on site open space/outdoor sports provision and new access arrangements. It should be noted that the exact details of site specific contributions will need to be determined at planning application stage.



The amount of housing development coming forward within the plan period will be monitored. Depending on the cumulative scale of development, suitable intervention measures may be taken, in accordance with policy HO1, to achieve the required housing trajectory and the previously developed land trajectory.

Q9. Do you agree with our proposed approach of only allocating for major residential development, as define in the National Planning Policy Framework?

HO3 – Release of other land for residential development

HO3.1 Proposals for residential development, that are not otherwise allocated under Policy HO2, will be permitted provided that they meet the following criteria:

- a) **Are not on sites that are:**
 - I. **Protected as some form of greenspace, such as open space, sports facilities, school playing fields and green infrastructure, unless the provisions of Policy OS1 can be satisfied,**

- II. Any other type of greenfield land to those listed at HO3.1a(i);
 - III. Allocated for some other use in the Local Plan; or
 - IV. Allocated as Green Belt.
- b) Are well located in relation to the existing built up area;
 - c) Are appropriately located in terms of access to existing community facilities and/or deliver complementary improvements to the social infrastructure (inc schools, health facilities, leisure and retail facilities) to ensure the sustainability of the development;
 - d) Are accessible by walking, cycling or frequent public transport to a local, district or town centre;
 - e) Do not prejudice the development or redevelopment of adjoining land, and have a significant detrimental impact on the amenities and their occupants;
 - f) The proposal takes into account the site's ability to meet the scale, phasing and distribution of housing development as set out in policy HO1;
 - g) Appropriate provision is made for meeting housing need in line with policies HN1;
 - h) Makes efficient use of the site;
 - i) Be of an appropriate scale and density that would not result in (individually or cumulatively) over development of the existing settlement and/or surrounding area, in a manner that protects or enhances the distinctiveness and character of the area/s;
 - j) The proposal takes into account the physical environment of the site and its surroundings;
 - k) The historic environment is conserved and enhanced;
 - l) There is a of a high standard and quality of design, and complies with the design principles set out in policy IP5;
 - m) Nationally described space standards are met;
 - n) New dwellings are built to the 'accessible and adaptable' standards³ and in line with policy HN6 unless specific site conditions make this impracticable; and
 - o) Due regard has been paid to all other relevant Policies in the Development Plan.

HO3.2 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.

HO3.3 In delivering the release of other, non-allocated land, for residential development the Council will require, where necessary, and in accordance with the Development Plan and supplementary planning guidance, the applicant to demonstrate that required site specific mitigation, (including affordable housing and open space) will be delivered in addition to necessary developer contributions to enable the delivery of key infrastructure.

HO3.4 The Council will refer housing development proposals for a Habitats Regulations Assessment (HRA) that fall within a 5km radius of Manchester Mosses Special Area of Conservation.

HO3.5 The best and most versatile agricultural land will be protected where appropriate. Any risk of soil contamination will be avoided in all circumstances during the construction phase of development.

HO3.6 A development on greenfield land (including domestic gardens) statement should be prepared for housing developments on greenfield land within the urban area of 10 dwellings or more or with a site of 0.5 ha or more when the number of dwellings is not yet known; in addition any greenfield land outside of the urban area The

³ Part M4(2) of the Building Regulations Approved Document M – Access to and use of buildings: Volume 1 Dwellings

statement should demonstrate how the provisions of the scale, phasing and distribution of new housing have been met.

Justification

Release of other land for residential development will need to be in conformity with policy HO1 in terms of the scale, phasing and distribution of new housing.

The development of these sites, together with the development/redevelopment of unused land and redundant buildings will make a valuable contribution to meeting the Borough's housing land requirement together with urban regeneration. However, their development must not be detrimental to the amenity of neighbouring uses.

Given the need to deliver housing in the future, it will put pressure on land which has not previously been needed for housing.

Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.

Q10. Do you agree with the draft Land for New Homes policies HO2 and HO3? If not, please explain why (providing supporting evidence where appropriate).

12. Meeting housing need

As work on the Local Plan progresses, an Economic Viability Assessment will be undertaken to ensure the housing needs policies for Trafford are appropriate and justified for local needs. These policies will be reviewed and updated as necessary.

HN1 – Dwelling size, type and tenure

HN1.1 All new residential development proposals will be assessed for the contribution that will be made to meeting the housing needs of Trafford, and the wider aspirations for Greater Manchester, particularly around dwelling size, type and tenure and delivering more inclusive communities.

HN1.2 Development proposals will be required to deliver a range and mix of dwelling sizes, types, and tenures to meet the housing needs of Trafford (as set out in the Council's most up to date assessment of housing needs) where they fall into one of these categories:

- a) Developments of 10 or more dwellings; or
- b) Sites with an area of 0.5ha or more where the number of dwellings is not yet known

HN1.3 To evidence how relevant proposals are in line with policy HN1.2, the Council will expect applications to be accompanied by a statement which clearly outlines how the scheme would:

- a) Make a contribution to the creation of mixed and sustainable communities;
- b) Be adaptable to the needs of its residents over time;
- c) Contribute to meeting the split between small and large accommodation;
- d) Increase the provision of family homes; and
- e) Where appropriate, increase the provision for those with specialist needs/requirements.

HN1.4 For development proposals of 10 dwellings or more (excluding apartments) the Council will not support proposals which would result in an over concentration of a particular dwelling type (based solely on bedroom numbers), where they do not meet an identified local need.

HN1.5 The Council will seek to achieve a target of 50% small (1 and 2 bedrooms) and 50% large (3 or more bedrooms) in size mix of homes in all locations. In order to meet the identified affordable housing need in Trafford, the Council will seek to achieve, a target split of 60:40; market:affordable housing. The affordable housing approach is set out in Policy HN2.

HN1.6 To ensure that an appropriate mix of housing is considered early on in the design process, applicants are encouraged to contact the Council's Housing Strategy Team prior to submission of an application.

Justification

The size, tenure and mix that is considered appropriate for Trafford, and evidenced in the Trafford Housing Needs Assessment 2019, is based on 2014 based household projections, local information of the dwellings types/sizes of dwellings occupied and affordable housing need. This evidence will be updated and reviewed as necessary.

This policy seeks to support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places in line with national guidance and taking account of the findings of the Trafford Housing Needs Assessment (December 2019), the Greater Manchester Strategic Housing Market Appraisal (January 2019) and the policy statements and targets of the Trafford Housing Strategy (June 2018) and the Greater Manchester Housing Strategy (June 2019).



The Trafford Housing Needs Assessment (December 2019) shows there is a need for all sizes, types and tenures of housing across the Borough. Through the Trafford Housing Needs Assessment (2019) the relationship between household change and dwelling type/size and tenure requirements have been fully explored. This will help the Council to deliver an appropriate range of dwelling stock for residents over the plan period.

General needs housing is for a broad range of independent people who do not require specialist housing. The Housing Needs Assessment has provided detailed evidence of the types and sizes of dwellings appropriate to the needs to Trafford's residents and how this varies by sub-area.

As evidenced by the Trafford Housing Needs Assessment 2019, and illustrated in the table below, there is an ongoing need for all types and sizes of dwellings in Trafford. The strongest need for 3-bedroom homes, continued need for 4 or more-bedroom houses and smaller 1 and 2 bedroom houses. There is also a need for bungalows/level access accommodation and flat/apartments.

Table 4: Dwelling size by number of bedrooms and tenure mix appropriate for Trafford

	Tenure: Market (%)	Tenure: Affordable (%)	Tenure: Total (%)
1	17.7	29.2	22.3
2	21.6	36.6	27.6
3	47.9	26.2	39.2
4	12.8	7.9	10.8
Total	100%	100%	100%

HN2 – Affordable housing

HN2.1 The Council will expect all proposals of 10 or more residential units (or where the site area is 0.5 ha or more) to provide 40% of units as affordable housing (as defined by national planning guidance). Exemptions to this requirement are set out in national planning guidance.

HN2.2 All proposals will be expected to provide their full affordable housing requirement on-site, unless there are exceptional circumstances which can be demonstrated to justify off site contributions. The provision of on-site affordable housing will be expected to be distributed across the site, with no more than 6 affordable housing units located adjacent to each other, or clustered together.

HN2.3 Across Trafford, the tenure split for the provision of affordable housing would be expected to be 60% intermediate tenure (which should include a 25% provision of First Homes) and 40% rented. This split may be subject to change to reflect local circumstances, where justified.

HN2.4 Where development sites are split or separate proposals are brought forward for closely related sites, the appropriate affordable housing contribution will be comprehensively assessed for all the sites together. The Council will seek to use planning obligations to ensure that all parts or phases of split or related sites make an appropriate affordable housing contribution.

HN2.5 The Council will encourage and promote the involvement of Registered Providers (RPs) in the provision and management of affordable housing. Where there is no involvement on the part of an RP, 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.

HN2.6 As set out in national planning guidance, to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution should be reduced by a proportionate amount.

HN2.7 An affordable housing statement should be prepared when a housing development meets the criteria at HN2.1. The statement should include the following elements:

- The number of affordable residential units;
- The mix of affordable units in terms of type (intermediate / social rented) and size (number of bedrooms and gross floorspace);
- Plans showing the location of affordable housing units;
- How the affordable housing units are to be managed and, where this involves a RP, their details;
- Where a lower proportion of affordable housing is proposed, then detailed justification should be provided to support the proposal within the statement; and
- For outline applications, where it is not possible to specify the affordable housing provision in detail, a statement of intent should be submitted outlining how affordable housing is intended to be provided and whether the site will comply with the affordable housing policy provision.

HN2.8 The Council will consider on a case-by-case basis flexibility in the provision of affordable housing. A viability assessment will be required on all planning applications where a developer considers that, on viability grounds, a reduced level of planning obligations should be provided in respect of a development. This will be subject to independently verified viability evidence being presented, to the satisfaction of the Council, demonstrating that the stated requirements are not feasible to deliver. Subject to the evidence presented, in such cases the Council may consider:

- a) A change in the tenure mix required;
- b) Reductions in the overall proportion of affordable housing required;
- c) Provision of an off-site financial contribution in lieu of affordable housing provision on site;
- d) A combination of the above; or
- e) Deferred contributions in line with Policy PO1.

HN2.9 Further details on the application of affordable housing can be found within the Council's planning guidance.

Justification

An economic viability assessment will be prepared for the next stage of the Local Plan process to confirm the extent to which market-led development can support affordable housing delivery and

whether the 40% target across Trafford as a whole remains reasonable and proportionate. All parts of this policy will be amended and reviewed in light of this assessment.

There is a lack of affordable housing available to meet local housing needs, especially with house prices continuing to increase faster than incomes. Median house prices in Trafford Borough have been consistently higher than those for Greater Manchester and the North West region since 2000. Compared to England, prices have been similar over time but since 2014 prices have risen higher than the national values. During 2018, median prices across the borough were £260,000 compared with £157,500 across Greater Manchester, £154,000 across the North West and £235,000 across England.

Relative affordability, taking account of average earnings, shows that Trafford is the least affordable local authority area compared with neighbouring local authority areas. For lower quartile house prices, Trafford is the only area within these local authorities to be less affordable than the overall level for England.

The Greater Manchester Strategy (2017) identifies safe, decent and affordable housing as a priority, homes to fit the needs and aspirations of current and future citizens. The Greater Manchester Housing Strategy (July 2019) sets out how every resident can have a safe, decent and affordable home. The Greater Manchester Spatial Framework (Publication Plan 2020) across GM includes a new policy commitment to deliver at least 50,000 new affordable homes by 2037, and a major drive to ensure at least 30,000 of these are social or affordable rent. The policy also seeks to increase the supply of low-cost market housing to complement the provision of affordable homes and diversify options for low-income households.

In January 2019, GMCA published the Strategic Housing Market Assessment providing a comprehensive assessment of housing market dynamics in Greater Manchester and the future needs for both market and affordable housing and the needs of different groups within the population over the next twenty years.

As set in the Housing Needs Assessment 2019, In terms of affordable housing need, there is an annual imbalance of 545. The scale of need justifies the need for an affordable housing policy. The affordable housing need would translate to a substantial proportion of overall development. This would be 54% in the case of Trafford.

A local affordable housing policy will ensure that additional affordable housing is delivered, and a target will take account of national, and GM policy, economic viability of delivery on sites and the development programmes of RPs and the Council.

Affordable housing targets also need to take account of economic viability and the likely delivery of new affordable homes through housing associations and council led development.

Due to the high and continuing demand for affordable housing units, coupled with high land values and site scarcity, the Council's expected method delivery will be for the affordable housing units to be provided on site. Only in exceptional circumstances with the Council consider an off-site payment being made. The planning guidance will provide guidance as to what may constitute exceptional circumstances in this instance.

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.

18. Culture and Tourism

CT1 – Culture and tourism

CT1.1 The Council will support the culture and tourism offer, and related developments that enhance the cultural heritage of them in the following locations:

- **Trafford's Town Centres,**
- **Trafford Wharfside; particularly Imperial War Museum North**
- **Civic Quarter, particularly Old Trafford Cricket Ground**
- **Manchester United Football Stadium**
- **Dunham Massey Estate;**
- **Trafford Centre Rectangle**
- **Trafford's waterways including the Mersey Valley, Manchester Ship Canal and the Bridgewater Canal**
- **Trans Pennine Way**
- **Waterside Arts Centre**
- **Parks and gardens including Longford Park**
- **Barton Swing Bridge**

CT1.2 Outside of these locations, the Council will support enhancements to, and the expansion of, the tourism and cultural offer, of an appropriate scale and nature to the location. The temporary use of vacant buildings for cultural uses will be supported.

CT1.3 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

CT1.4 Planning obligations will be sought, where appropriate, to link new cultural and tourism development to the provision of public art, public realm, improvements to highway and sustainable transport infrastructure and improvements to the quality of existing cultural and tourist facilities.

Justification

Trafford has a wide variety of cultural and tourism facilities that attract considerable numbers of visitors from within and outside of the Borough. Cultural and tourism facilities include theatres, museums, galleries, tourist facilities, sporting venues, outdoor recreation, places of significance for heritage and leisure destinations. Facilities for creative, artistic, dance, theatrical or music activity are also included as cultural and tourism facilities.

The cultural and tourist offer helps define Trafford's distinctive identity and attracts people to visit the area. It also has a role in improving health and wellbeing; boosting the local economy, contributing towards regeneration of local areas and providing educational benefits related to the arts and heritage.

The diversity of cultural and tourism facilities within Trafford is showcased by places such as the Dunham Massey Estate, the Imperial War Museum North, Old Trafford Cricket Ground,



Manchester United Football Stadium, Trafford's waterways and parks. The Civic Quarter is the most visited place in the Borough with circa 2.5 million visitors per year to Manchester United Football Club and 500,000 to the cricket ground. These places attract large numbers of visitors from both within and outside of the Borough. This policy recognises the importance of these places and will support developments which will reinforce the provision of cultural and tourism facilities in key locations.

Barton Bridge is a place of significance for heritage and development that supports the cultural and tourist offer at this location will be supported.

Q17. Do you agree with draft Culture and Tourism policy CT1? If not, please explain why (providing supporting evidence where appropriate).

25. Planning Obligations

PO1 – Planning obligations

PO1.1 Development that would generate specific adverse impacts that cannot be mitigated against through the use of planning conditions or that would result in a material increase in the need for or the demand upon infrastructure, services, facilities and/or maintenance, will only be granted planning permission subject to appropriate planning obligations being put in place. These planning obligations must ensure that adequate mitigation measures are put in place that would make the development sustainable and acceptable in planning terms.

PO1.2 Planning obligations will only constitute a reason for granting planning permission if they meet all of the three statutory tests set out in the Community Infrastructure Levy Regulations 2010, 2019 (as amended):

- a) The obligation is necessary to make the development acceptable in planning terms;
- b) The obligation is directly related to the development; and
- c) The obligation is fairly and reasonable related in scope and kind to the development.

PO1.3 Planning obligations will be sought for all new development (including mezzanines), redevelopment and changes of use where appropriate. The nature and level of onsite or offsite provision or financial contributions will be established on a case by case basis, relating to the type and size of the development proposal and to the adverse impacts that would be caused as result of the development. A Planning Obligations SPD will be used to determine the level of planning obligations required along with any appropriate evidence base documents or assessments.

Infrastructure types

PO1.4 Planning obligations may be sought for the following types of infrastructure either through new or improved existing provision and facilities or through financial contributions, however, this list is not exhaustive:

- a) Affordable housing;
- b) Highways infrastructure;
- c) Sustainable transport and active travel schemes;
- d) Measures to reduce the impact of climate change;
- e) Measures that contribute to biodiversity net gain;
- f) Specific green infrastructure, such as tree planting
- g) Flood resilience and avoidance measures;
- h) Spatial green infrastructure, such as parks play areas and outdoor sports facilities;
- i) Indoor sports facilities, including swimming pools and gyms;
- j) Education facilities;
- k) Health facilities;
- l) Community facilities;
- m) The historic environment;
- n) Utilities and Digital Infrastructure;
- o) Allotments and cemeteries; and
- p) Public art.

PO1.5 Planning obligations (including those secured towards affordable housing) will principally be 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 practicable or desirable to deliver 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.

Long term maintenance

PO1.6 Contributions towards the maintenance of new facilities or of improvements to existing facilities will be identified within the Planning Obligations SPD for some types of infrastructure (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.

Reduced planning obligations

PO1.7 Development will be permitted with reduced planning obligations compared to policy requirements only where:

- a) The applicant has submitted a viability appraisal that reflects the recommended approach in national policy guidance and provides a clear explanation for any assumptions that deviate from those used in the Council's latest strategic viability assessment (or the equivalent document in place at the time planning permission is granted);**
- b) The value of the planning obligations has been maximised having regard to likely viability;**
- c) A clawback mechanism has been incorporated into a legal agreement, where appropriate, to ensure that additional mitigation is provided in final development viability is better than anticipated in the viability assessment; and**
- d) The benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.**

PO1.8 The production of viability appraisals and evidence will be wholly the applicant's responsibility. However, it is the role of the Council to assess the appraisals and evidence produced by the applicant and form a conclusion on the financial viability of a scheme and whether on that basis the scheme can provide a policy compliant level of planning obligations.

Community Infrastructure Levy

PO1.9 The Council has a CIL Charging Schedule which was adopted on 7 July 2014. The Council will continue to apply the CIL charging schedule or its replacement at the time that permission is first granted in accordance with the CIL Regulations 2010, 2019 (as amended). Planning obligations will still be required for CIL liable developments where they are required in order to make a development acceptable in accordance with the CIL Regulations 2010, 2019 (as amended).

Monitoring and management of planning obligations and CIL

PO1.10 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 the both the developer and the Council, and that all financial contributions are spent in accordance with the terms of the S106 Agreement. The Council will produce an Annual Infrastructure Statement in accordance with the CIL Regulations 2010, 2019 (as amended) or any other such monitoring statement, to identify the Council's CIL and Section 106 receipts and spending and to identify priorities for the use of planning obligations and CIL funds.

Justification

Viability work undertaken as part of the Local Plan will determine the types of infrastructure contributions will be sought for and what the value of these contributions will be.

At the heart of the NPPF (February 2019) is a presumption in favour of sustainable development. To ensure sustainable development, it is critical to the delivery of the Local Plan that the necessary infrastructure is provided to support the level of growth identified as guided by an Infrastructure Development Plan (IDP) as well as any additional site specific requirements to support development proposals.

The provision of well-planned infrastructure which takes account of current and future needs is crucial to the well-being of communities and to economic growth. The Council's Infrastructure Development Plan will identify the social, economic and environmental infrastructure required to support the development and growth set out in the Local Plan.

Planning obligations

In accordance with the NPPF (February 2019) planning obligations will be sought in the form of onsite or offsite infrastructure provision or financial contributions where necessary to in order to make otherwise unacceptable development acceptable. Planning obligations will only be used where it is not possible to address unacceptable impacts through a planning condition and they will be sought in accordance with Regulation 122 of the CIL Regulations (2010, 2019) as amended.



Planning obligations will be determined on a case by case basis and will be informed by a 'Planning Obligations SPD' or its replacement at the time that planning permission is first granted. Further details of planning obligations will be detailed through the relevant policies of the Local Plan.

The type and value of planning obligations required will be determined on a case by case basis in accordance with the three statutory tests of the CIL Regulations 2010, 2019 (as amended) and the Council's SPD1 'Planning Obligations' or its replacement at the time that planning permission is first granted.

CIL

The Council has a CIL Charging Schedule which came into effect on 7 July 2014. Revisions to the CIL Regulations made in September 2019 mean that, where they are necessary in order to enable a development to be permitted and where they are in accordance with Regulation 122 of the CIL Regulations 2010, 2019 (as amended), the Council will ask for planning obligations for infrastructure types that will also be funded through CIL contributions from the same development.

CIL will be monitored regularly and CIL funds, priorities and spending will be reported through the Council's Annual Infrastructure Statement.

Viability

All planning applications where a developer considers that, on viability grounds, a reduced level of planning obligations should be provided in respect of a development will be required to provide a viability assessment.

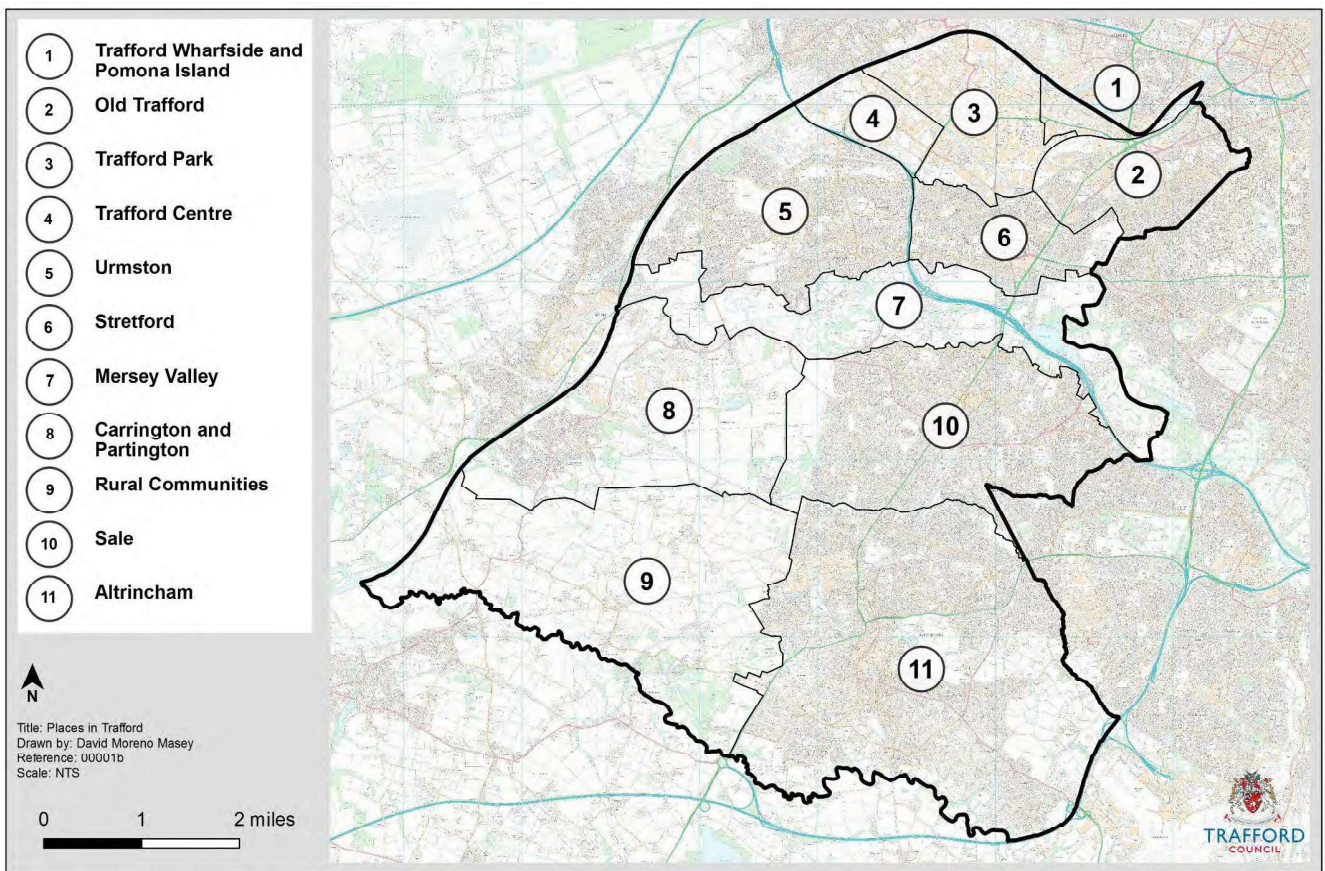
Viability assessment will be made publically available in full on the Council's website alongside other documents that form part of the planning submission. Evidenced justification for specific inputs and outputs underpinning the viability assessment will be asked for where additional clarity is required.

A payment will be required to cover the Council's costs in assessing the viability information, including appointing a suitably qualified professional to analyse and interrogate the contents of the viability assessment and any supporting documentation. If an unusual level of input is required into the assessment of viability, further payment may need to be made.

Details of the viability assessment requirements will be provided through the Council's Validation Checklist (adopted 20 November 2018) or its replacement at the time that a planning application is validated.

Q24. Do you agree with the draft Planning Obligations policy PO1? If not, please explain why (providing supporting evidence where appropriate).

Appendix 1 – Trafford’s Places map



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