

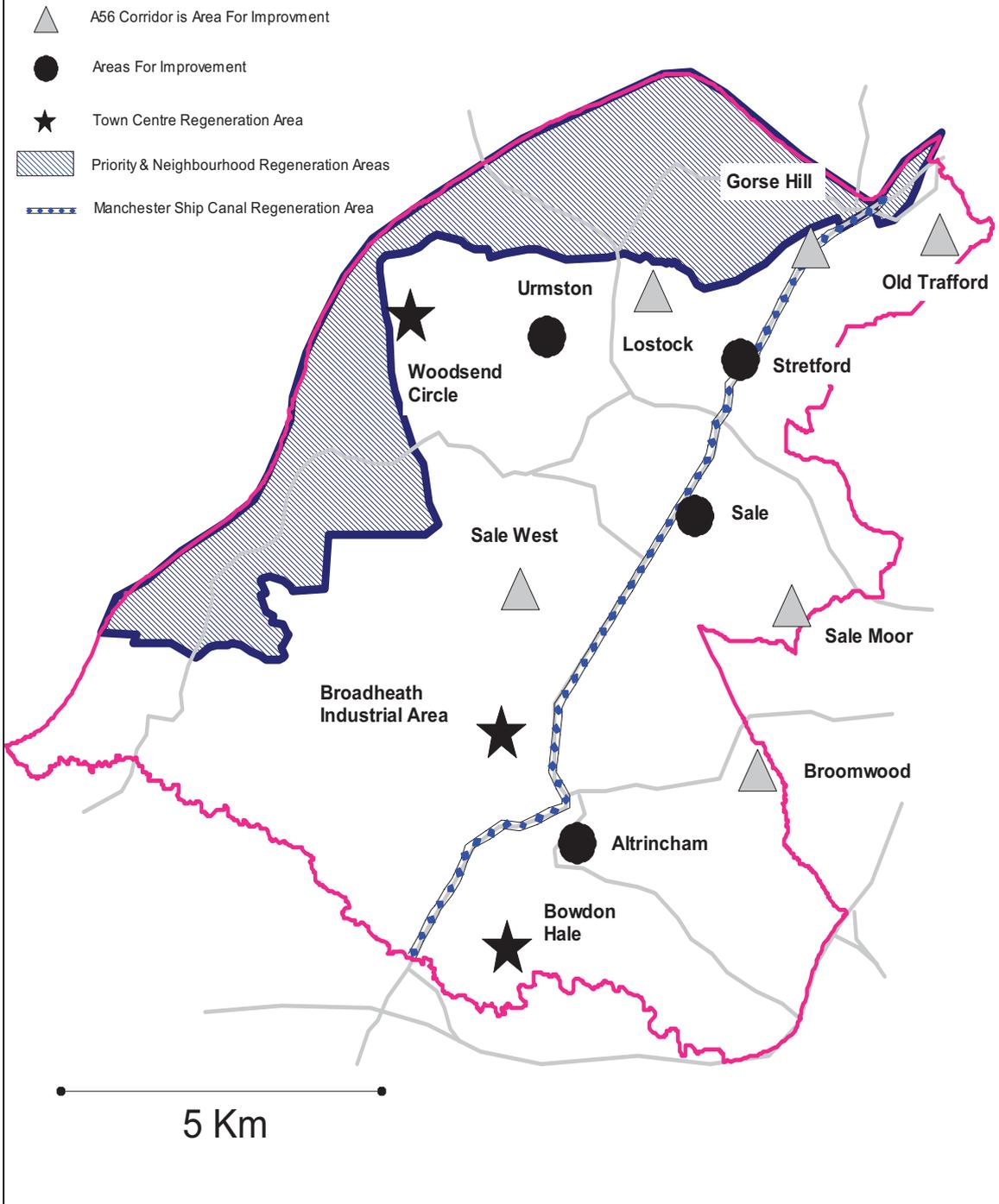
**Revised Trafford Unitary Development Plan
Adopted Plan Text
June 2006**

WRITTEN STATEMENT

CHAPTER 6 – AREA BASED POLICIES

REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006

PRIORITY REGENERATION AREAS AND AREAS FOR IMPROVEMENT



**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

BACKGROUND AND GENERAL JUSTIFICATION

6.1 The Area Based Policies set out in this Chapter of the Plan are intended to provide a broad geographic expression of the overall economic and community regeneration aspirations and priorities of the Council over the next ten years. They provide the broad context within which the detailed Policies and Proposals set out in the succeeding topic-by-topic Chapters of this Plan have been set.

6.2 The area-by-area expression of the various types of action proposed by the Council to give an overview description of its regeneration aspirations and priorities have been taken on board from the Trafford Economic and Community Regeneration Strategy adopted by the Council in 1997.

6.3 The area descriptions determined by the Trafford Community Strategy were constructed following an examination of each part of the built-up area of the Borough in terms of its current relative physical, environmental, economic and social health, the nature and extent of the development pressures it currently is facing and likely to be facing in future years and the regeneration aspirations and priorities of the Council. For the purposes of this Plan and for ease of comprehension, the areas have been grouped into three categories – “Priority Regeneration Areas”, “Areas for Improvement” and “Areas for Protection”.

6.4 “Priority Regeneration Areas” are areas where the Council intends to secure regeneration as a matter of priority due to the intensity of social, economic and physical problems affecting the local community. Regeneration in these areas may take the form of the development or redevelopment of land, the conversion or refurbishment of buildings, landscaping improvements, improvements to the local environment and transport infrastructure and other social and community support measures.

6.5 “Areas for Improvement” are areas where the Council intends to secure improvements via actions aimed at upgrading the local environment, improving local services, facilities and amenities and other social and community support measures.

6.6 “Areas for Protection” are areas that the Council envisage continuing in their present role where it will not permit or encourage development that is likely to prejudice their character, appearance or function.

6.7 The Council intends to develop and implement a prioritised rolling programme of tailored regeneration and improvement work for these sub-areas of the Borough as the availability of its own and private sector financial resources permits.

6.8 Specific regeneration area action proposals that have been determined to date for the Ship Canal Corridor and for the Borough’s four main established town centres are contained elsewhere in the Plan as followings: -

- Proposal E15 - Priority Regeneration Area: Carrington
- Proposals TP1/13 - The Trafford Park Area
- Proposal TCA1 - The Trafford Centre and Vicinity
- Proposal H9 - Priority Regeneration Area: Gorse Hill

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

- Proposal H10 - Priority Regeneration Area: Old Trafford
- Proposal H11 - Priority Regeneration Area: Partington
- Proposal S6 - Altrincham Town Centre Regeneration Area
- Proposal S7 - Sale Town Centre Regeneration Area
- Proposal S8 - Stretford Town Centre Regeneration Area
- Proposal S9 - Urmston Town Centre Regeneration Area

6.9 The Manchester Ship Canal Corridor runs from Cornbrook in the north east of Trafford along the Ship Canal to Partington and Carrington in the south west of the Borough. It includes Trafford Park (Proposals TP1 to TP13), the Trafford Centre and Vicinity (Proposal TCA1), Davyhulme Waste Water Treatment Plant, Wellacre at Flixton (Proposal OSR12 (i)), Carrington Priority Regeneration Area (Proposal E15) and Partington Priority Regeneration Area (Proposal H11). Part of the Corridor lies within the Manchester/Salford Regional Pole as defined in Policy SD1 of RPG 13 and is a priority for development and resources. The remainder contains, and is close to areas that contain, concentrations of social, economic and environmental problems. Development here, which is complementary to the regeneration of the Manchester/Salford Regional Pole, is a priority. For these reasons the Manchester Ship Canal Corridor is identified in this Plan as a Priority Regeneration Area.

6.10 Over the last 15 years large-scale public and private sector investment in the Corridor (including on the Salford side of the Canal) has generated much successful employment and other development that has complemented and contributed to the sustainable regeneration of the heart of the conurbation and improved social economic and environmental problems within and close to the Corridor.

6.11 The Priority Regeneration Area designation of the Corridor will enable the Council to build upon the investment and development that has already occurred to further benefit the regeneration of the heart of the conurbation, the corridor and areas close to it, within the bounds described in Proposals E15, TP1 to 13, TCA1 and H11. In doing so, the Council will also seek to exploit opportunities to improve cross canal accessibility as an important means of maximising benefits.

6.12 The intended general treatment for the other areas identified in the Policies of this Chapter is indicated in Appendix B.

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

PART I POLICY A1 – PRIORITY REGENERATION AREAS

The Council is committed as a matter of priority to the regeneration of the urban areas listed below via the development and redevelopment of land, the conversion and refurbishment of available buildings, landscaping and other environmental improvements, the construction of improvements to the local transport infrastructure and other support measures: -

The Manchester Ship Canal Corridor (from Cornbrook, through Trafford Park to the Carrington and Partington Regeneration Areas), the Old Trafford and Gorse Hill Regeneration Areas, the Sale West (including Sidmouth Road) area, Sale Moor (Beech Farm/Gratrix Lane), Lostock, Stretford and Timperley (Broomwood) Neighbourhood Regeneration Area and Altrincham, Sale, Stretford and Urmston Town Centre Regeneration Areas.

PART I POLICY A2 – AREAS FOR IMPROVEMENT

The Council is committed to action to secure the improvement of the urban areas listed below via action to secure upgrading of the local environment, the development and provision of improved services, facilities and amenities and other support measures: -

The A56 corridor, the Broadheath industrial area, Woodsend Circle in Flixton and Bowdon Vale in Bowdon.

PART 1 POLICY A3 – AREAS FOR PROTECTION

Within the urban areas of the Borough not designated by Policy A1 as a Priority Regeneration Area or by Policy A2 as an Area of Improvement, the Council will normally only seek to encourage and permit development that is compatible with and maintains and reinforces their present character, appearance and function.

CHAPTER 11 – HOUSING

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

Introduction

11.1 The release of an adequate and continuous supply of land for new housing development is a key objective of Council policy and fundamental to successful local economic growth and community regeneration.

11.2 Trafford has long been, and remains, a very attractive and popular place in which to live. The demand for new housing, arising both from people and households already living within the Borough and from those living outside its boundaries, has been and remains significant. There has been a constant need to plan to find additional suitable land to accommodate housing development. There has also been a need to find additional suitable land to accommodate the new houses that have to be built to replace the old/sub-standard/unfit dwellings that have to be demolished.

11.3 Over the Plan period the population of the Borough, in contrast to the decline of the 1970's and 1980's, is expected to experience a modest increase. In line with past trends, the number of houses that will be required to accommodate this slightly increased population is expected to increase at a more significant rate. The demographic and social trends at the root of this accelerated household growth are expected to lead to a greater variety in the range and type of accommodation built to meet peoples housing needs.

11.4 When releasing land for new housing development the Council has long sought to balance the demand for new houses against the need to conserve the Borough's valuable and attractive countryside and limit the outward spread of the built up area to the minimum. Within the built up area it has also long sought (within the bounds of the regulatory planning framework) to balance the demand against the need to safeguard the environment and amenity of local community areas. The Policies and Proposals set out in this Chapter (read in association with the Policies and Proposals set out in the Countryside and Development Control Criteria Chapters) seek to carry forward these environment and conservation objectives within the framework of the themes or guiding principles of the Plan set out in Policy GP1.

General Justification for the Policies and Proposals for Housing

11.5 Regional Planning Guidance for the North West (RPG13) indicates that to meet anticipated demographic needs the Council should plan to release land to make provision for the building of an average of 270 new dwellings per year between 2002 and 2006 and until such time as RPG13 is reviewed and new proposals are published. In planning to make this provision the Guidance stresses that the Council must: -

- i) Make the best possible use of the existing housing stock;
- ii) Maximise the re-use of vacant and under used land and buildings;
- iii) Consider the impact of new development on the existing housing stock and market in the immediate area and adjoining Districts;
- iv) Give priority to the re-use of previously developed urban land sites;

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

- v) Phase the release and development of the sites identified in a way that takes account of “windfall” development that may take place on suitable but unidentified urban development sites, and,
- vi) Take into account the need for the provision of “affordable” housing.

11.6 RPG13 also indicates that the Council must make an allowance for the replacement of dwellings cleared during the Plan period. In framing the Policies and Proposals of this Chapter, therefore, the Council has determined to make an allowance for clearance replacement of 40 new dwellings per year between 2002 and 2006 and until such time as RPG13 is reviewed and published.

11.7 The RPG13 housing land release figures have been determined within the context of 1996 based household growth projections, regional economic growth aspirations (set out in the North West Regional Development Agency’s Regional Economic Strategy), regional housing needs and demands (set out in the North West Regional Housing Need and Demand Study), existing and potential future regional housing land supply information and Green Belt, environmental and other planning policy considerations (set out in RPG13 itself).

11.8 The dwelling clearance replacement allowance has been determined within the framework of an assessment of the likely scale of the Council’s clearance programme and other clearance activity that may occur within the Borough.

11.9 To meet the RPG13 annual average building rate for Trafford, the Policies and Proposals of this Chapter bring forward additional areas of land for development to supplement the areas that have already been committed for development and those likely to be so committed on previously developed “windfall” sites (of all types and sizes) over the Plan period.

11.10 The additional areas of land that have been identified for release for development have been derived from Urban Area Housing Capacity and National land Use Database survey work undertaken by the Council between 1998 and 2002.

11.11 The urban area committed and opportunity “windfall” development site contribution to the land supply has been derived from an analysis of development experience between 1991 and 2001 undertaken as part of the Trafford Urban Housing Capacity Study 2002.

11.12 In general the new land release proposals seek to promote the efficient use of previously developed land within the established urban area. They seek to promote, in appropriate circumstances, the mixed housing/commercial use of land.

11.13 The overall proportion of development expected to occur on previously developed land over the Plan period is anticipated to fall in the range between 78 to 90%.

11.14 To meet the PPG3 and RPG13 requirement to release land for new housing development in a controlled, managed and prioritised way, the Council proposes a phased programme of release of these additional areas of development land. The proposals have been drawn up within the framework of the specific advice set out within the Government published document Planning to Deliver – The Managed Release of Housing Sites (see Proposal H3).

11.15 RPG13 indicates that the scale of new housing provision required in the Borough will be kept under continuous review at the regional level and alterations

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

brought forward for implementation as and when appropriate. Within this context the Plan Policies and Proposals indicate the Council's intention to monitor the rate at which unidentified "windfall" land and committed and allocated sites comes forward for development. The annual average rate of new housing provision set by Policy H1 will, where possible, be achieved by adjusting the phased release of identified and allocated sites and then, if necessary, by managing the rate of "windfall" development.

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

- iv) develop the Stretford Road corridor as a strategic gateway into and out of the Borough;
- v) develop a multi-purpose community facility on the Old Trafford Primary School site;
- vi) support local shops and services, particularly on Ayres Road and Seymour Grove;
- vii) refurbish retail/commercial property at Shrewsbury Street/Skerton Road;
- viii) provide new food retail store facilities on Chester Road (adjoining Stretford Leisure Centre);
- ix) improve Hullard Park, Seymour Park and St Bride's Field;

The Council will not grant planning permission for any development within the Old Trafford area that would prejudice the implementation of the above proposal

Justification

The inner urban area of Old Trafford is the most deprived area of the Borough and has been identified by the Council as a priority area for improvement and regeneration action.

An Old Trafford Partnership Board has been established and an Old Trafford Strategy and Action Plan prepared to guide the process of regenerating economic, educational, housing, social and environmental conditions in the area. A combination of private sector, European, SRB, Capital Challenge and Council resources have been committed to help accomplish the task. The Council has prepared Supplementary Planning Guidance and site Development Strategy documents to promote its regeneration aspirations for the area.

Part II Proposal H11 – Priority Regeneration Area: Partington

Within the Partington area, the Council will take action to: -

- i) Improve the quality and security of the area's housing stock;
- ii) Improve the quality, appearance and safety of the local environment;
- iii) Improve the quality, appearance and safety of the local shopping facilities available to the local community;
- iv) Improve the quality and diversity of recreational and other facilities available to the local community;
- v) Promote the re-use and redevelopment of unused, under-used or derelict land and buildings for residential, community or local business use;
- vi) Develop and improve urban/rural environment links;
- vii) Develop a programme of local access/infrastructure improvements;
- viii) Improve local community transport provision and public transport links to other parts of the Borough.

Opportunities will be taken to: -

- i) Undertake selective area renewal;

REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006

- ii) Identify a local building to be used as a Resource Centre by local community and voluntary groups;
- iii) Develop the existing Opportunities Centre as a local employment training centre;
- iv) Improve local open spaces including garage court areas.

The Council will not grant planning permission for any development within the Partington area that would prejudice the implementation of the above proposals.

Justification

The urban area of Partington is one of the most deprived areas of the Borough and has along with the adjoining area of Carrington been identified by the Council as a priority area for improvement and regeneration action.

A Partington and Carrington Partnership has been established and an Action Plan prepared to guide the process of regenerating economic, educational, housing, social and environmental conditions in the area. A combination of private sector, Single Regeneration Budget and Council resources have been committed to accomplish the task.

Proposal E15 sets out the future development intentions of the Council to guide the process of regeneration in the main employment area to the north of Partington.

CHAPTER 15 – COUNTRYSIDE

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

Introduction

15.1 Approximately two fifths of the land area of Trafford is countryside, which is as varied and contrasting as the built up area it surrounds. Carrington Moss to the west, with the richest soils, supports arable farming. The Timperley Wedge to the east, on less rich soils, supports a mixture of pasture, horticulture and recreational uses. In the Bollin Valley, and particularly in the Mersey Valley with its golf courses, playing fields and the Trafford Water Sports Centre, recreation plays a major role.

15.2 The attractiveness of these areas varies just as much as the uses do. Much is very open and sometimes bleak. Parts, particularly on the urban fringe, are neglected or under-used and poorly managed. In contrast other areas are attractive and like Dunham Park for example, provide a quality of landscape that draws visitors from many miles around.

15.3 The countryside is under constant pressure from a wide variety of development uses of varying scales of intensity. Some of this development pressure comes from within the agricultural industry itself, as it seeks to restructure and diversify in response to changes in agricultural policy and the market place. Some of the pressure comes from the changing sporting and leisure demands of the local population. Some of the pressure comes from the ever-present demand for the building of more new homes and for the development of new commercial office and factory premises.

General Justification for the Policies and Proposals of the Countryside Chapter

15.4 The Policies and Proposals of this Chapter are intended to constrain the pressures for development and change in the countryside in such a way as to protect and conserve its quality, appearance and amenity whilst maintaining its utility to the local economy and people.

15.5 They have been framed within the context of Draft Regional Planning Guidance for the North West Region, the Greater Manchester Strategic Planning Framework and the Trafford Economic and Community Regeneration Strategy. They seek in particular to: -

- i) Maintain viable farming and horticulture activity;
- ii) Encourage further informal leisure use of the countryside;
- iii) Protect and where possible enhance the attractiveness of the countryside when new development is permitted.

15.6 Policies and Proposals for nature conservation, landscape, woodland areas, access and open space and recreation are set out in Chapter 7 - The Environment, and Chapter 10 - Open Space and Recreation. The Council's Policies and Proposals for the effective management of the countryside, essential if the above aims are to be achieved and sustained, are set out in the Countryside Strategy adopted by the Council in 1992, published separately from this Plan.

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

15.7 Applications for agricultural dwellings, for the removal of agricultural occupancy conditions and for agricultural buildings will be judged in the light of advice contained within PPG7 The Countryside – Environmental Quality and Economic and Social Development.

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

Part II Proposal C7 – Extensions to Buildings

Rebuilding or extending buildings in a manner or to an extent, which significantly affects their character or increases their impact on the Green Belt or Protected Open Land, will normally not be permitted.

Justification

1. To prevent harm to the character of the Green Belt and the countryside, which may arise through the cumulative effects of inappropriate development.

Part II Proposal C8 – Protected Open Land

The Council will refuse planning permission for new development on the following area of land neither allocated for development nor included within the Green Belt: -

- i) Land in Warburton (immediately to the south of Partington);**
- ii) Land south of Shell, Carrington**

except where such development is: -

- i) Required in connection with agriculture, forestry or mineral extraction;**
- ii) A limited extension, essential to the protection of an established industrial or operational activity, outdoor recreation or a tourist facility;**
- iii) Necessary to meet an exceptional need, which cannot reasonably be accommodated elsewhere within the constraints imposed by the other Policies and Proposals of this Plan;**
- iv) Agricultural diversification in accordance with other Policies and Proposals of this Plan.**

In determining any planning applications under (iii) above, exceptional need must be clearly demonstrated having regard to the themes of the Plan set down in Policy GP1.

Justification

1 This area of land, excluded from the Green Belt and not allocated for development elsewhere in this Plan, may be required to meet development needs beyond 2016. It therefore needs to be protected from all but limited essential development to enable it to make the maximum potential contribution to meeting these as yet unquantified needs.

2. The strict application of this Proposal will maintain a reservoir of potential long term development land to be drawn on at a future date when the extent of longer term development needs become known and this Plan is reviewed, and will reduce

**REVISED TRAFFORD UNITARY DEVELOPMENT PLAN
ADOPTED PLAN TEXT – JUNE 2006**

the need for the Council to consider alterations to the Green belt boundary established by Proposal C4 in this Plan elsewhere in the Borough.

3. The future allocation of land for development within the Borough will need to be considered in the light of published government advice available to the Council at the time the Plan is reviewed, in particular the advice that identifies the priority areas for future development and the scale of new development to be accommodated within the Borough.

4. Policy SD5 of Regional Planning Guidance for the North West (RPG13) indicates that a strategic study of the Green Belt in Greater Manchester will not be needed before 2011. The future status of the protected open land at Warburton to the south of Partington therefore will be reviewed at the time such a Greater Manchester study is undertaken.

Part II Proposal C9 – Agricultural Land Holdings

The Council will seek to ensure that viable farm holdings are not severed or fragmented by non-agricultural development.

Justification

1. It is important that development does not contribute to the disintegration of farming in Trafford by disrupting management and investment.

Part II Proposal C10 – Agricultural Diversification

Agricultural diversification which requires planning permission will be allowed by the Council where it does not conflict with other Policies or Proposals of this plan and where it is: -

- i) Sufficiently small in scale or duration not to affect the overall character of the farm and the landscape;**
- ii) Of such a nature that agriculture would remain the predominant use of the farm unit;**
- iii) Neighbourly in terms of traffic, noise and appearance.**

In assessing such proposals the Council will take into account the contribution of the proposal to the long-term survival of the farm in predominantly agricultural use.

Justification

1. Pressure for the non-agricultural use of farmland, to supplement farm income, is growing in the face of structural change within the farming industry. This proposal seeks to prevent development detrimental to the environment, landscape and ecological quality and damaging to the long-term viability of farms and farming.