



**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeal by: Redrow Homes Ltd  
Site Address: Land to east and west of Warburton Lane,  
Trafford, Greater Manchester  
WA13 9TT**

**LPA reference: 98031/OUT/19  
PINS reference: APP/Q4245/W/19/3243720**

**SUMMARY OF PROOF OF EVIDENCE OF  
MS. SARAH TODD ON BEHALF OF THE  
LOCAL PLANNING AUTHORITY**

The current Trafford Development Plan consists of the Core Strategy (2012) and the saved policies of the UDP (2006). The Core Strategy provides the strategic framework, whilst the saved policies of the UDP are generally detailed policies. The Core Strategy was adopted in 2012 and provides the spatial strategy for the borough up to 2026.

Trafford Council is progressing work on the Greater Manchester Spatial Framework (GMSF). The GMSF is a joint DPD being prepared by the 10 Greater Manchester authorities and although it can only be afforded limited weight as an emerging development plan document, it indicates the future pattern of sustainable development and spatial strategy for the whole of Greater Manchester. The GMSF has been subject to a series of public consultations and the final Reg 19 Draft GMSF will be published for consultation in Autumn 2020.

Trafford is preparing a new Local Plan which will sit underneath the strategic GMSF policies forming part of the Development Plan. The Local Plan Issues Paper was published for consultation in Summer 2018 and the Reg 18 Draft Local Plan is scheduled for consultation in January 2021.

Two reasons for refusal are directly relevant to the Strategic Planning position:

- The generally unsuitable location of the site and the sites current designation as safeguarded land; and
- The lack of provision for a southern link road as part of the development.

In addition the Strategic Planning concerns are reflected in other reasons for refusal including the sites current poor location for public transport and the failure of the application to deliver an integrated and accessible site.

### Core Strategy

The appeal site is currently designated in the Trafford Core Strategy as Other Protected Open Land (or safeguarded land) and is therefore not available for development within the Core Strategy plan period.

The Core Strategy identifies five Strategic Locations which are integral to delivering the vision and objectives of the Core Strategy. The appeal site is located to the south west and outside of the Carrington Strategic Location (Policy SL5). Policy SL5 identifies the development potential of this area, alongside significant infrastructure requirements to support the development – including the Carrington Relief Road. The development of the SL5 area, with the required infrastructure, is essential for creating the right conditions for successful and sustainable development beyond it. To bring forward other areas to the south and west (such as the appeal site) in advance of SL5, would lead to an illogical form of development which is not well connected and integrated with existing residential and employment areas.

### GMSF

The draft GMSF 2019 proposed a significant allocation at New Carrington (Allocation GM45) which includes the appeal site; the allocation was identified for a minimum of 6,100 homes and approximately 500,000 sqm employment floorspace. Draft Policy GM45 is clear that development should come forward as part of a wider masterplanned scheme which over time would deliver necessary wide ranging infrastructure, including the Carrington Relief Road, as well as other highway and public transport schemes.

A high level Masterplan has been prepared for the New Carrington which identifies development parcels, high level infrastructure requirements and has informed the GMSF policy. A key infrastructure proposal is for a southern link road through the development parcel to the east of Warburton Lane, which the application makes no allowance for. The absence of provision for this link could mean that the development of this site would prejudice the delivery of wider strategic infrastructure needed to support the New Carrington site.

The Strategic Planning case is that the site is designated as safeguarded land and it cannot come forward in advance of a plan review, this process is crucial in demonstrating the potential of the site to deliver sustainable development.

The site needs to be considered as part of the wider New Carrington allocation which is being progressed through the GMSF. The draft GMSF policy and high level

Masterplan set out the requirements for a coordinated approach to development which considers infrastructure requirements. To allow development of ad-hoc parcels will lead to piecemeal development which will not deliver the required infrastructure, such as the southern link road, or contribute to the strategic sustainable growth of the wider area, this will result in a disjointed development pattern which will not deliver a successful new community at New Carrington.