

**Trafford Local Plan: Land Allocations Consultation Draft
Comment Form – February to March 2014**

Office Use Only	
Date	
Ref	
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 **PLEASE SUBMIT ELECTRONICALLY IF POSSIBLE TO:**
strategic.planning@trafford.gov.uk

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Please use the consultation comment form to make a representation on the Trafford Local Plan: Land Allocations – Consultation Draft, the Sustainability Appraisal or other related evidence base. You should consider what it is you wish to comment on and let us know whether you support or oppose this particular element of the document. Please explain your reasons and suggest any improvements.

Please use a separate comment form for each specific policy, paragraph, figure or table you wish to comment on and attach it to this contact details sheet.

A separate site submission form is available to submit new sites which have not previously been assessed. This form is available on the Council's website via the Strategic Planning webpages, or directly from the team at the address below.

You only need to fill out one copy of your contact details if you are submitting all your comments at the same time, but please indicate the total number of comment sheets enclosed in the box below:

Total number of comment sheets enclosed:	
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 **The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.** Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.trafford.gov.uk . **This form is in 'Word' format and you can type in your response and return it as an e-mail attachment to strategic.planning@trafford.gov.uk.**

Alternatively, completed comment forms can be returned by post to the address below by no later than **17th March 2014**.

**Strategic Planning
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
M32 0TH**

Data Protection Notice:

Please note that all comments will be held by the Council on the database for the duration of the Local Development Framework (LDF) and will be available for public inspection under the Freedom of Information Act 2000.

Trafford Local Plan: Land Allocations Consultation Draft

Comment Form – February 2014



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Comment Sheet

Please complete a separate comment sheet for each paragraph, policy, map or table you wish to comment on. You need only complete one copy of your contact details but please put your name on each additional comments sheet and indicate the total number of comments sheets enclosed in the box provided on the contact details form.

What are you commenting on?			
Please indicate the document and the specific paragraph number, policy, map or table you are commenting on.			
Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft	x	Page number	
SA Report		Paragraph number	
SA Appendices		Policy number	HO1
SA Options Report		Site reference	Land at Woodfield Road, Altrincham
SA Flood Risk Sequential Test		Table/Figure reference	Policies Map
SA Scoping Report		Other (including omissions and suggestions for proposed amendments)	
Topic Paper (please specify)			
HRA Scoping report			
SHLAA (2013)			
Conservation Area Appraisal (please specify)			
Other document, (please specify)			

Do you support, oppose or have general comments about this specific part of the document?					
Support		Object		General Comment	X
<p>Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.</p> <p>See attached document for comments.</p>					

Please continue on a separate sheet if required

Thank you for taking the time to fill in our Land Allocations Plan comments form; your comments are very much appreciated.

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PUBLIC CONSULTATION FEEDBACK FORM

Please complete and return by 17th March 2014

NAME:	ORGANISATION:
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1. By which method/s did you hear about the consultation? (tick as many as appropriate)

Mail shot	
Website	
Helpline	
Material in libraries/Access Trafford	
Press publicity	

Other (please state)

2. Are there any other methods by which you would like to see future consultations publicised? (please state)

COMPLETE THE FOLLOWING SECTIONS AS APPROPRIATE

3. Consultation Comment Form

	No	Could be better	Yes
Was the comment form easy to complete?			
Did the comment form allow you to adequately express your comments?			

Have you any suggestions for improving any aspect of the comment form? (please comment)

4. Website

	No	Could be better	Yes
Was it easy to find the Preferred Option consultation material?			
Was it easy to find the Evidence Base material?			
Was the facility useful for making comments?			

Any other comments?

5. Helpline

	No	Could be better	Yes
Was your query dealt with quickly and effectively?			

Any other comments?

6. Material in libraries/Access Trafford offices

	No	Could be better	Yes
Was it easy to locate the Preferred Option consultation material?			



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Representations to the Trafford Local Plan: Land Allocations –

Consultation Draft

1 INTRODUCTION

- 1.1 These representations to the Trafford Local Plan: Land Allocations (January 2014) are submitted on behalf of Morris Homes.
- 1.2 Morris Homes submitted a full planning application for the redevelopment of the former L&M site on Norman Road in Broadheath (ref: 82014/FULL/2013). The site has been identified in the Land Allocations for a Mixed Use Development (Policy HO1), along with adjoining land to the south. It is identified under 'Land at Woodfield Road, Altrincham' as part of a 6ha site.
- 1.3 It is currently allocated in the Unitary Development Plan (adopted 2006) under Policy H3 as Land Release for New Housing Development.
- 1.4 In addition, it is identified within the Strategic Housing Land Availability Assessment (SHLAA; 2012) as being able to provide 243 units.
- 1.5 The retention of the Main Office building for employment use ensures that the proposal comprises a mix of uses.
- 1.6 Our client is highly supportive of the proposed allocation of the site, but has comments regarding site boundary.



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Site boundary

- 1.7 The Policy Map identifies the boundary of the proposed allocation at land off Woodfield Road. While this incorporates all of the land related to the current planning application, there is an area of residual land to the west which should also be included within the allocation.
- 1.8 This land was formerly used as airport car parking and is envisaged to come forward to be part of the overall scheme once our client has completed its acquisition.
- 1.9 Paragraph 47 of NPPF states that ***“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”*** This will be addressed below in relation to the former airport car parking site.

Suitable

- 1.10 The residual land is in a suitable location for development as it would be well-related to the proposed development of the former L&M site. The Proposed Site Plan for this application shows how it would fit in with the overall scheme, with an internal road leading from Norman Road, through the former L&M site and into the residual land. The Proposed Site Plan also shows 16 units within the land, which is currently outside of the site edged red
- 1.11 The technical reports submitted with the application relate to the wider site, and therefore consider any constraints related to the residual land. These included flood risk, heritage, ecology and trees; none of these reports referred to constraints which would mean that the residual land could not be developed for housing.



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- 1.12 There is an existing residential area to the west of the residual land beyond the wooded area. If redevelopment of the former L&M site is approved, there would also be housing to the south and east. As a result, it would not make sense for the residual land to remain as airport car parking.

Available

- 1.13 We now understand that the residual site is vacant and is envisaged to come forward to be part of the overall scheme for the redevelopment of the former L&M site.
- 1.14 Morris Homes is currently at an advanced stage of discussions with the landowner regarding the site acquisition and it is therefore likely that the site will soon be available for development. Once acquired, an application for residential development is expected soon after.

Achievable

- 1.15 Given the ongoing negotiations, development of the residual land for housing is clearly achievable within 5 years.

Conclusion

- 1.16 In accordance with NPPF, the former airport car park is deliverable for development and should therefore be included within the proposed allocation for a Mixed Use Development under Policy HO1.
- 1.17 Within the Trafford UDP (adopted 2006), the residual land forms part of the overall housing allocation under Policy H3. It has previously been identified as suitable, available and



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achievable for housing and there has been no change in circumstances. It is not clear why this section of the site has been excluded from the new allocation area.

Daniel Whitney

04 March 2014

Site location



Additional land at Woodfield Road, Altrincham

